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RURAL LANDS AND LANDOWNERS OF SOUTHERN ONTARIO



MINISTRY OF NATURAL RESOURCES

HON. LEO BERNIER
MINISTER

W. Q. MACNEE
DEPUTY MINISTER

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IN BRIEF

The Landowner

Farmers make up the largest major occupational group of rural landowners (59%); however, this percentage has been declining since 1954. Wage earners, skilled tradesmen, business or commercial people, and retired individuals each comprise approximately an equal proportion (7%) of the total landowners, while professionals comprise a lesser proportion (5%).

Most owners (86%) live either on their property or within 25 miles of it.

The Woodland

Eight of every ten rural landowners have at least some woodland. Owners of 200 acres or less had between twelve and twenty-five percent of their land in forest cover, while owners with more than 300 acres usually had at least forty percent of their property in tree cover.

Commercial timber production is the least frequent reason for land purchase by non-resident landowners. It is however, among the most frequently listed objectives for land ownership by those owners who are farmers and businessmen.

The Owner's Activities

Four out of every five woodland owners have carried out some form of forestry practice in the form of a protection, stand establishment, improvement or harvesting activity.

Hunting, which occurs on more than half of all landholdings, is the most popular recreational activity on rural properties. Snowmobiling is the next most frequent recreational activity.

More than a quarter of the landholdings were used by no one, not even the owner, for recreational purposes.

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RURAL LANDS AND LANDOWNERS OF SOUTHERN ONTARIO

RESOURCE ECONOMICS BRANCH
DIVISION OF FORESTS



MINISTRY OF NATURAL RESOURCES
HON. LEO BERNIER W. Q. MACNEE
MINISTER DEPUTY MINISTER



NOTE

What was formerly the provincial Department of Lands and Forests — and is referred to as such throughout this report — became a part of Ontario's newly formed Ministry of Natural Resources, effective April 1, 1972.

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RURAL LANDS AND LANDOWNERS OF SOUTHERN ONTARIO

I. INTRODUCTION

The past three decades have witnessed a broad dynamic shifting of land uses in the rural Ontario landscape. Technological innovations in agricultural machinery, rural-to-urban migration and urban expansion, in general, have decreased the total farmland area in the Province of Ontario at a rate of more than one per cent per year since 1951. During the five-year period, 1961 to 1966, the census-farm area in the province declined by more than 750,000 acres. This phenomena, which is referred to by some land-use planners as an agricultural fallout or implosion, is most evident in regions where commercial agricultural production had been considered economically submarginal based on current market conditions.

According to the quinquennial Census of Agriculture approximately 423,000 acres or more than half of the total decline in the census-farm area for the 1961-1966 period was farm woodland.

A major component of the rural scene, the non-farm rural land-owner and his property, is not taken into account by this census since a census-farm is defined (1961 and 1966) as "an agricultural holding of one acre or more with sales of agricultural products, during the 12-month period prior to the census, of \$50 or more". Farm woodland comprised a significant 17.5 percent and 15.9 percent of the total census-farm area during the 1961 and 1966 censuses, respectively. As such, the land coming out of agricultural production and the rural land in the ownership of non-farm parties is considered to be of significant interest to the Ontario Department of Lands and Forests and a substantial omission from census coverage.

In relation to the above situation, the current supposition that an ever-increasing quantity of rural land is being obtained by a non-resident owner group implies that the attitudes of a more urban population will be reflected in more and more land-use decisions. If this assumption is true then productive forest land is being acquired by people who may not be even remotely dependent upon woodland as a source of income. This trend could have major implications upon future supplies of both timber products and recreational opportunities from private lands. Many of these new owners are possibly more interested in either "conserving" or "preserving" their woodland than they are in allowing it to contribute toward producing wood products or recreational opportunities. Land which may have "fallen-out" of agricultural use and is no longer included in the census-farm classification, may have been retained by the same owner or it may have been acquired by a new owner. Yet, no matter who the

landowner may be, the fact remains that very little is known about him or his motivations for land management. The basic lack of information, together with this Department's responsibilities for the administration of a private land forestry programme and for encouraging the provision of outdoor recreation opportunities on private lands, prompted the undertaking of a Rural Landowner Survey.

This report is designed to present the survey's results and a general overview of the current status of rural lands and landowners in Southern Ontario.

II. THE SURVEY

A study of rural, private landowners in Southern Ontario was undertaken by the Forest Economics Unit of the Timber Branch, Ontario Department of Lands and Forests, during the summer of 1969. The basic objective of the survey was to determine the socio-economic characteristics of the rural landowners and their objectives and attitudes toward general woodland management. The relationships between owner characteristics and attitudes were revealed through cross-tabular analysis and the broad intra-regional variations of the results were also disclosed. Further, certain measures, such as the availability of timber, the extensiveness of forestry practices, and the outdoor recreational activities undertaken on private land, were also gathered.

The Survey Objectives

The objectives of the study, when fully detailed, were essentially threefold:

1. To determine:
 - a) the socio-economic characteristics of rural landowners in Southern Ontario;
 - b) the owner's attitudes and objectives of land and woodland ownership;
 - c) the extent and type of forestry and outdoor recreation activities carried out on private rural lands;
 - d) the relationship between owner characteristics and their ownership objectives; and
 - e) the broad intra-regional variation of owner characteristics and ownership objectives.
2. To derive quantitative measures of:
 - a) the number of landowners;
 - b) the timber availability on private land;
 - c) the reforestation potential on private land;
 - d) the outdoor recreational use of private land; and
 - e) the familiarity of landowners with The Woodlands Improvement Act.
3. To create a data bank which might be readily accessed when requiring quantitative or qualitative analysis in guiding general policy or specific programmes regarding the provision of private land assistance programmes and the supply of wood products and outdoor recreation opportunities provided from private lands in Southern Ontario.

The Methodology

The survey was primarily patterned after the Berkshire County of Massachusetts study of 1963 in which a mail questionnaire was used. The Southern Ontario study covered twice as many landowners (8,496); however, only five percent of the owners with a minimum of fifty acres of total property were included in the systematic sample taken from the county land tax assessment records. Response rate in both studies terminated at approximately fifty percent.

Advice regarding the structure and wording of the questionnaire was solicited from various Department branches and the farm foresters who are involved in woodland extension service. In order to encourage maximum response the questionnaire was kept as short and uncomplicated as possible. Most questions required only a checking off of the selected reply. A skipping technique was also incorporated into the questionnaire for the sections which did not apply to a particular respondent. Prior to printing the final version of the questionnaire, it was field-tested in two separate "pilot" townships and this assisted in refining the final version of the questionnaire.

A pre-questionnaire letter was mailed to the sample of landowners informing them of their selection for the study. This letter was sent to them one week prior to the actual questionnaire, which was accompanied by a covering letter. The initial mailing was dated July 2nd, the questionnaires were sent July 9th, and the third mailing, which was that of a follow-up letter, was made on July 24th. The follow-up letter thanked those landowners who had already completed and returned their questionnaire and encouraged the non-respondents to do likewise. All three letters were directed to the whole sample over the signature of the Deputy Minister in order to eliminate any bias in the response which might have resulted had they been sent from one of the Branches such as Timber or Parks.

All respondent material was scrutinized and transferred to computer coding forms. This information was subsequently transferred to computer cards and subjected to editing before storage on magnetic tapes. The edit programme checked the individual returns both for internal logical consistency and data code limits. A total of forty-seven variables, including three geographic divisions (district, county, and township), were available for analysis. A listing of these variables constitutes Table 1 of this report.

A cut-off date was set four weeks after the questionnaire mailing for a field survey of non-respondents. A five percent sample of non-respondents was interviewed personally by Department field staff and the results were treated apart from the main returns, but in a similar manner. Future analysis indicated that the non-respondents differed slightly in the socio-economic characteristics in that they were somewhat older, less educated, and with a more rural back-

TABLE 1. The Survey Variables, Rural Landowner Survey, Southern Ontario, 1969.

Variable Number	Variable Name
1	DISTRICT
2	COUNTY
3	TOWNSHIP
4	OWNER CLASS
5	SIZE OF PROPERTY SAMPLED FOR THIS OWNER
6	QUESTIONNAIRE RETURN DATE
7	RESPONDENT TYPE
8	ONTARIO ACRES
9	COUNTY ACRES
10	TOWNSHIP ACRES
11	PROPERTY OWNERSHIP
12	WHEN FIRST OBTAINED
13	HOW FIRST OBTAINED
14	MAIN REASON FOR BUYING
15	TYPE OF WATER
16	ACRES OF CLEARED LAND
17	ACRES OF WASTE LAND
18	ACRES OF WOODLAND
19	REASON FOR WOODLAND
20	SOLD ANY FOREST PRODUCTS
21	REASON FOR NOT SELLING PRODUCTS
22	MAIN FOREST PRODUCTS SOLD
23	SIP ACTIVITIES UNDERTAKEN
24	REASON FOR SIP ACTIVITIES
25	WOULD YOU LIKE WOODLAND CLEARED
26	NUMBER OF ACRES TO BE CLEARED
27	WOULD YOU LIKE TREES PLANTED
28	HOW MANY ACRES TO BE PLANTED
29	FAMILIARITY WITH W.I.A.
30	RECENT FIRE EXPERIENCED
31	CLEAR LAND BURNED
32	WOODLAND BURNED
33	WHO USES FOR RECREATION
34	TYPES OF RECREATIONAL ACTIVITY
35	DAYS USED FOR REC. IN LAST 12 MONTHS
36	DISTANCE FROM HOME TO PROPERTY
37	TYPE OF ACCOMMODATION
38	TIME SPENT ON LAND
39	EVENTUAL DISPOSITION OF LAND
40	AGE CLASS (RESPONDENT)
41	WHERE YOUTH SPENT
42	EDUCATION
43	RESPONDENT OCCUPATION
44	GROUPED PROPERTY SIZE (RECORDED)
45	COVER SIZE CLASS CLEARED LAND
46	COVER SIZE CLASS WASTE LAND
47	COVER SIZE CLASS WOODLAND

ground as compared to the respondents. Objectives of land ownership showed no significant differences whatsoever between the two groups.

The quantified data was subjected to analysis by simple statistics (means, standard deviations, and standard error of the mean) and grouped by the computer into various size classes. The grouped data, both from the quantified responses and the pre-grouped responses from the questionnaire, was analyzed by histograms or frequency distributions and cross-tabulated in combinations of one geographic variable and any other two variables created during the study.

The survey attempted to obtain a general overview of the condition and status of woodland management on private land, rather than to develop rigid statistics. Thus, some fruitful dimensions of timber availability, reforestation potential, recreational use, and private land forestry programme familiarity, along with a number of owner characteristics and attitudes, have been developed.

III. THE STUDY AREA

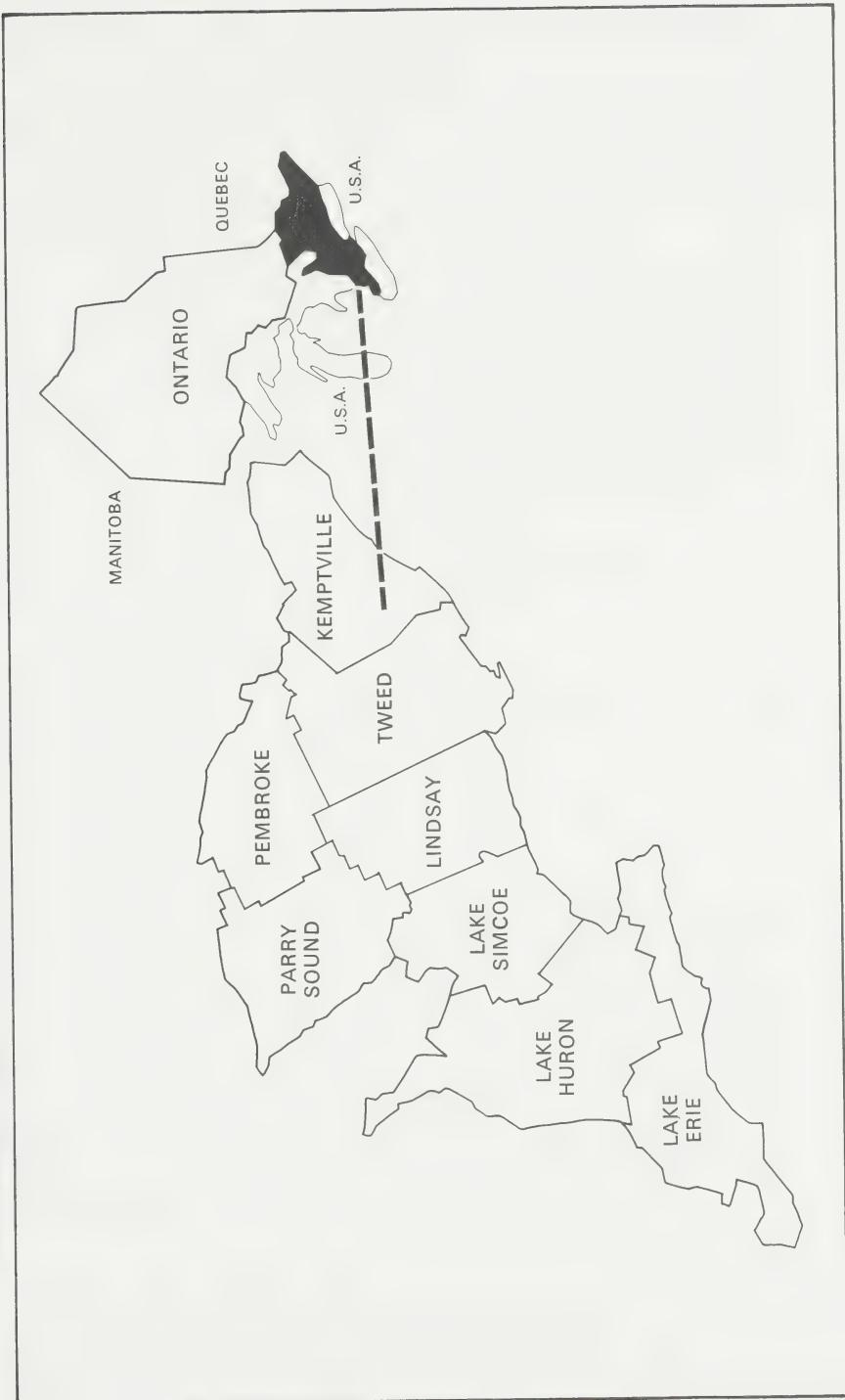
The study area for the survey of rural landowners consisted of the eight Department of Lands and Forests administrative districts which together comprise the Southern Region of the Department's field organization. The eight districts are Lake Erie, Lake Huron, Lake Simcoe, Lindsay, Tweed, Kemptville, Parry Sound, and Pembroke (see Figure 1). This region, which extends approximately 280 miles in latitudinal (north-south) and 460 miles in longitudinal (east-west) distance, is climatically unique in Canada since it includes the nation's most southerly extension.

In terms of political administrative divisions the study area essentially consisted of 42 counties. These divisions are further subdivided into 483 townships which formed the basic geographic unit of the survey.

The study region is that portion of the province of Ontario which is south of a line approximating the French River, Lake Nipissing, and the Mattawa River. It has a land surface area of about 29.5 million acres of which four-fifths is held in patent and the remainder is Crown land retained under public ownership.

This area comprises only 13.5 percent of the total land area of the Province; however, it contains 83.3 percent of Ontario's non-forested land. Non-forested land is defined as "productive forest lands permanently withdrawn from timber production use" and includes developed agricultural land, grass and meadow, wooded pasture, and land occupied by human developments, such as cities and towns, communications linkages, gravel pits, and the like.

FIGURE 1. The Study Area, Southern Ontario, and the Lands and Forests
Administrative Districts.



Only 6.5 percent of the total forested land in the Province occurs in the Southern Region, but this total includes 10.6 percent of Ontario's productive forest land and only 1.7 percent of the non-productive forest land. Productive forest land bears, or is capable of bearing, timber of a commercial character and is not withdrawn from such use. Non-productive forest land appears to be permanently out of the commercial timber-producing class, owing to very low productivity.

In terms of general physiography, Southern Ontario can be divided into two principal regions. These are the Canadian or Laurentian shield and the Great Lakes – St. Lawrence lowlands.

The Canadian shield extends over the whole of the districts of Parry Sound and Pembroke and its surficial southern limit reaches the northern portion of Lake Simcoe district, continues southeastward bisecting the Lindsay district and on to the southern part of Tweed district. It then "turns" northward near the beginning of the St. Lawrence River and continues through the western portion of Kemptville district into the Province of Quebec.

The shield was produced by geologically recent continental glaciations. The metamorphosed pre-Cambrian rock outcrop, which is the predominant result of the glacial scouring, is characterized by the absence, or a very thin covering, of soil overburden and by a chaotic drainage system. A rock knob landscape with knolls, hollows, long parallel ridges and valleys, and an abundance of lakes and swamps is

TABLE 2. Total Area Classification into Broad Land and Ownership Groups, Southern Ontario.

Description	Crown	Patented	Total
	(000's of acres)		
Productive forest land	5,403	5,801	11,204
Non-productive forest land	533	1,087	1,620
Total forested land	5,936	6,888	12,824
Non-forested land	92	16,564	16,656
Total land area	6,028	23,452	29,480
Water	7,652	—	7,652
Total area	13,680	23,452	37,132

typical of the shield region. In some instances, the lakes have been drained leaving behind them the clay-filled lake bottom plains and, thus, some fertile patches of medium depth soil are present.

The Great Lakes – St. Lawrence lowland region is relatively flat in terms of topographic relief and nowhere does it exceed 2,000 feet elevation above sea level. The lowlands have been glaciated and the glacial or post-glacial remnants, such as eskers and moraines, provide some local relief and add a variety to the surface.

The southwestern portion of the Lake Huron and Lake Erie Districts is a flat lake-bottom plain, but northeastward the topography becomes gently rolling where the first moraine is reached. Beyond it lie a diversity of glacial features and deposits including deep till plains, glacial shorelines, moraines and glacial spillways. These only cease at the abrupt break in relief caused by the most distinguished physiographic feature of the region – the Niagara escarpment. It extends from the middle of the Niagara River westward to the western shore of Lake Ontario and then continues northward toward Georgian Bay. Here it turns westward paralleling the southwestern shoreline of the bay and serves as the eastern coast of the Bruce Peninsula. In its southerly part, the escarpment rises some 200-300 feet above the lower ground to the northeast, but further north, the local relief is about 1,000 feet.

It has been estimated that Ontario's total population during 1969 was 7.5 million people. Approximately 90 percent of this population is found in the study area and about 65 percent is concentrated in the area to the south and southwest of Lake Simcoe.

Eight out of every ten individuals in the Province live in centres which have a population of 1,000 persons or more and are classified as urban.

The major centres of population have aligned along historic transportation routes. The population density is, of course, highest in these corridors of urban developments and the density peaks at about 21,000 persons per square mile in the city of Toronto. There is a gradual decline in population density as distance from the urban centre increases and in the rural areas of the Great Lakes – St. Lawrence lowlands the density ranges from about 106 to 14 persons per square mile. On the Cambrian shield, rural population densities do not exceed 21 persons per square mile, even along the well-developed transportation corridors.

IV. THE TENURE AND THE LAND

A. Introduction

Patented or private land in Ontario is owned by one individual or a group of individuals through a legal tenure system established within our cultural heritage. Land has been acquired by these individuals at varying times, by different methods, and for a multitude of reasons. These aspects of land acquisition and tenure can have a strong influence on the manner and extent to which these lands are managed. Further, the physical features and composition and distribution of the property or properties owned, also enter into the owner's land use decision-making process.

B. The Tenure

Form of Legal Ownership

The questionnaire used in the survey contained a list of seven forms of land ownership from which the respondent selected the most appropriate for his particular case.

From Table 3, it may be seen that a high proportion, almost eighty-eight percent, of the ownerships in Southern Ontario were of the single or joint category. Partnerships comprised an additional seven percent, industries and business establishments maintained three percent, and less than one percent of the ownerships were being held in trust or had not been bequeathed. Recreation groups, institutional organizations, and others accounted for slightly more than one percent of all rural properties of fifty or more acres.

This regional ownership pattern was generally characteristic throughout the eight Department of Lands and Forests districts included in the survey. The slight variations included higher proportions of single or joint ownerships in those predominantly agricultur-

TABLE 3. The Percentage Distribution of Legal Ownership, Southern Ontario, 1969.

Form of Legal Ownership	Percentage of Ownerships
Single or Joint	87.9
Partner	7.1
Company	3.0
Undivided Estate	0.9
Recreation Group	0.6
Others	0.5

Note: Ownerships are of rural holdings of a minimum 50 acres.

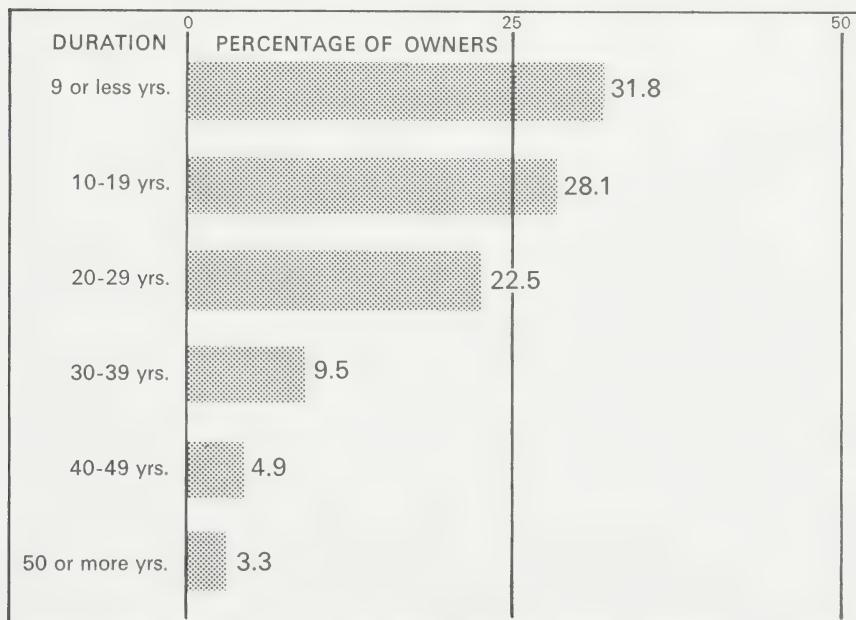
tural areas of southwestern and southeastern Ontario, and more prevalent business organization holdings in the urbanizing Lake Simcoe district. In general, areas catering to the demand for recreation contained higher proportions of partner and recreation group ownerships than did other areas.

Duration of Ownership

Regionally, more than thirty-one percent of all rural land ownerships of a minimum fifty acre holding were acquired between 1960 and mid-1969 (see Figure 2), while an additional twenty-eight percent were obtained in the decade of the 1950's. Thus well over half, almost sixty percent, of the owners have had their land for less than twenty years. Only about eight percent of all ownerships have been under the same title for a continuous period of forty or more years.

In each of the eight individual districts more than a quarter of the owners have held their land for nine years or less and there was no district in which fewer than fifty-five percent of the owners have had their property for less than twenty years. The percentage of owners who obtained their property during the 1960's was greatest in the most highly populated districts of Lake Huron and Lake Simcoe, and the most easterly district of Kemptville. The longest

FIGURE 2. The Percentage Distribution of Ownership Duration, Southern Ontario, 1969.



Note: Percentages do not sum to 100 due to rounding.

ownerships were found in the central districts of Lindsay and Tweed, and the northerly districts of Pembroke and Parry Sound.

In the last fifteen years an increasing proportion of ownerships have come into the hands of partners and non-personal organizations, while the ratio of single owner properties has been decreasing. Most of the districts exhibited this decline during the latter 1950's and throughout the sixties.

Method of Land Acquisition

Property in the form of land may be obtained by various means.

The most common type of land exchange transaction in Southern Ontario was direct purchase from a property owner or his agent. Almost eighty-five percent of the present owners have acquired their

TABLE 4. The Percentage Distribution of Land Acquisition Methods, Southern Ontario.

Method	Lands and Forests Administrative Districts				Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	
Direct Purchase	84.1	89.4	87.9	81.6	
Inheritance	13.0	8.7	8.8	14.6	
Gift	2.3	1.4	2.0	3.1	
Tax Sale	—	—	—	0.8	
Others	0.6	—	0.9	—	
	Tweed	Kemptville	Pembroke	Parry Sound	
Direct Purchase	78.1	79.9	82.0	84.9	
Inheritance	14.3	15.9	16.9	9.3	
Gift	3.1	2.8	1.1	1.5	
Tax Sale	2.7	—	—	4.3	
Others	1.8	1.0	—	—	0.7

Note: A dash indicates less than 0.5 percent. Acquisitions by foreclosure or debt settlement have been included with others. Columns may not sum to 100 percent due to rounding.

property in this manner (see Table 4). Inheritance and gift reception were the next most frequent methods of land acquisition and accounted for 11.9 and 2.2 percents, respectively. Obtaining property through tax-delinquency sales, foreclosures, debt settlements, or any other means comprised only one and a half percent of the total acquisitions.

The districts of Lake Huron, Lake Simcoe, and Parry Sound have had more than the region's average ratio of direct land purchases, while Lake Erie and the eastern districts of the study area have had higher than normal inheritance rates. The longer period of ownership coupled with the higher rate of inheritance in Lindsay, Tweed, and Pembroke districts suggests that land is kept in one family's name for several generations in this area.

The reception of land in the form of a gift was more common in Lindsay and Tweed districts, while tax sale acquisitions were most frequent in Parry Sound and, again, Tweed. Acquiring land through foreclosures or debt settlements was the least common method of obtaining ownership and constituted less than one percent in all districts except Tweed and Kemptville.

Direct purchase continues to outstrip all others as the most prevalent method of large land parcel acquisition, while inheritance and gift reception of land are decreasing as means of property acquisition. More than twenty percent of the owners who had obtained their land prior to 1920 inherited it, while in the sixties less than ten percent of acquisitions were by this means.

Land Purchase Motives

In general, those individuals who acquired their land by non-monetary means did not have the alternative of not becoming a landowner. Conversely, all those who directly purchased property had to have a reason for such action. Ten motives were listed in the questionnaire to be checked only by those landowners who had bought their land. Although the respondents were instructed to check the main reason for purchasing, several gave more than one reply. This may have been partly due to the overlap of several of the choices but, perhaps, was more attributable to the owner's uncertainty as to which of several factors constituted his primary reason for making the purchase.

By far, the overwhelming motive for the purchase of large land acreages in Southern Ontario was an agricultural pursuit. Seventy-three percent of the owners stated this as their primary reason (see Table 5). Next in order of frequency were new permanent residency, personal recreation, a second home, financial investment, satisfaction of owning land, satisfaction of owning woodland, commercial timber production, a reason other than those specified; and least frequently, the motive of commercial recreation.

TABLE 5. The Percentage of Owner's Land Purchase Motive, Southern Ontario.

Motive	Lands and Forests Administrative Districts						Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Tweed	Kemptville	Pembroke	
Farming	92.9	86.9	69.4	57.4	55.6	73.6	59.4
Permanent Residence	4.4	4.7	14.1	12.2	14.6	8.6	11.6
Second Home	—	1.7	6.3	7.7	7.0	5.2	4.3
Financial Investment	1.8	3.0	4.5	5.8	7.3	5.0	—
Satisfaction of Land Ownership	2.8	3.4	2.6	4.8	6.3	3.9	8.7
Satisfaction of Woodland Ownership	1.1	3.2	2.6	3.8	7.8	3.7	13.0
Commercial Timber Production	—	0.7	0.8	4.2	6.0	2.6	7.2
Personal Recreation	—	3.1	2.9	9.0	13.6	3.4	8.7
Commercial Recreation	—	0.5	0.8	2.9	1.8	1.6	—
Others	1.1	1.1	5.5	3.2	1.3	1.8	2.9

Note: A dash indicates less than 0.5 percent. Columns may not sum to 100 percent due to owners indicating more than one motive.

Within the region, purchase for agricultural purposes was most frequent in the districts of Lake Erie, Lake Huron and Kemptville. This motive was cited least in Parry Sound district which had the highest proportion of owners who had purchased for both a second home and a new permanent residence. Buying land as a financial investment was a common reason given in the non-agricultural areas of Southern Ontario.

The pride or satisfaction of owning land and woodland was exhibited more frequently by owners in the northern and central districts of the survey area, while commercial and personal recreation motives also showed up stronger in these districts. Purchasing land for commercial timber production was also a more common motive in Parry Sound, Pembroke, Tweed and Lindsay districts.

Single, partner, and business ownerships all bought land primarily for agriculture, although secondary motives differed for each of these owner classes. After agricultural production, single owners purchased land for residency and personal recreation; partners acquired land for personal recreation and investment; and, businesses acquired land either as an investment or for a reason other than those which were listed for selection. The highest ranking for commercial timber production was noted for the industrial and business owner group which listed this as its fourth most frequent motive. Institutional organizations purchased land for reasons which were not listed, for agriculture, and for recreation, respectively. The commercial recreation groups obviously bought land for that purpose, but the purpose of a second residence was also strongly indicated by this owner class.

Historically, agriculture has consistently ranked as the major motive for land purchase; however, there has been a major shift among the relative positions of the secondary reasons. For those landowners buying prior to 1920, commercial timber production was the major secondary reason. In the 1930's this motive had dwindled in stature such that it held fourth position, and by the 1960's it could barely be included in the top ten reasons for land purchase. Meanwhile, new permanent residence and personal recreation purposes had come up to occupy the two respective positions after agriculture.

The comparison between the direct method of purchase and the reasons for doing so did not alter the ordering of the motives. The one place where agriculture did not stand as the primary motive of land purchase was in the land acquired through a tax sale. Here personal recreation, the pride of having woodland, and financial investment ranked ahead of agricultural pursuits.

With respect to the property size, agriculture was the dominant motive for the purchase of land of every size class, although commercial timber production ranked near the top for ownerships of at least

four hundred acres. Personal recreation and new or secondary residency, after agriculture, were the major motivational forces behind the purchase of medium and small sized holdings.

C. The Land

The Property: Size and Location

The mean acreage owned in the province of Ontario by a respondent holding a minimum fifty acres of rural land, was 281 acres (see Figure 3).

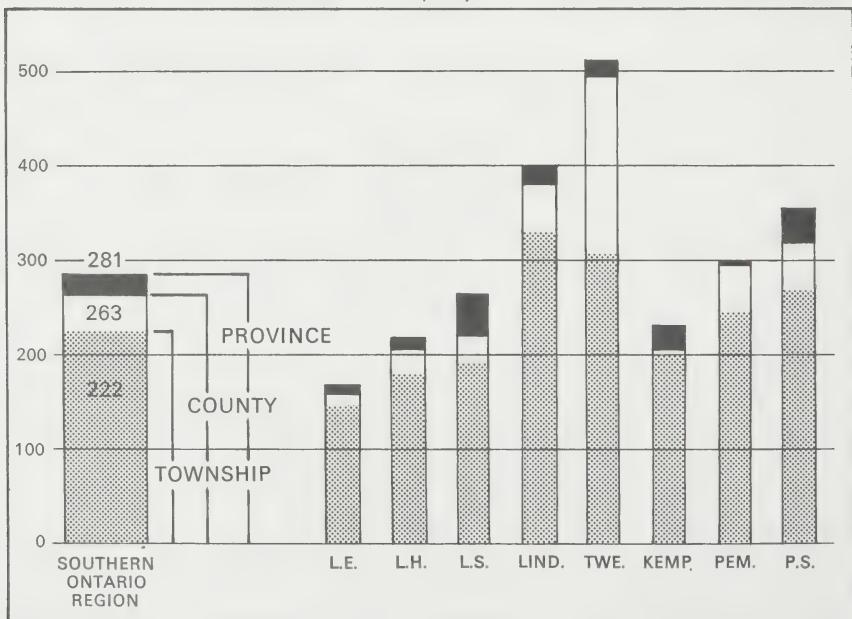
The pattern of land size distribution is clear. Larger holdings are found in the northern and central areas of the region, while smaller acreages are located in the western and eastern portions.

On the average, eighty percent of every landowner's property is concentrated in one specific township of Southern Ontario, whereas ninety-four percent of it is found in any one particular county. This concentration of an individual's land at the township level is highest in the predominantly agricultural districts.

Property Composition

Each respondent was able to classify his property into acreages of the following three land cover types: open or cleared land, waste land, and woodland. Open or cleared land was specified as cropland, pasture, or scrubland, while waste land was defined as being too steep,

FIGURE 3. The Average Size of Property, in Acres, Southern Ontario, 1969.



rocky, or wet for crops and trees. Woodland did not have a specific description.

The average landowner in Southern Ontario, holding a minimum of fifty acres, had 222 acres in any one specific township. This was composed of 121 acres of open or cleared land, 16 acres of what the owner considered to be waste land, and 85 acres of woodland. In terms of proportions, the three categories comprised 55, 7, and 38 percents, respectively (see Table 6). The highest average cleared land acreages are found, of course, in the districts favouring agricultural production, while large average woodland holdings are found in the lower agricultural capability areas of northern and central Southern Ontario. Accordingly, the average waste land increases as one goes eastward from southwestern Ontario, coming upon the physiographic transition zone of the pre-Cambrian shield and then upon the shield itself.

More than fifty percent of the landowners had between seventy-six and two hundred acres of cleared or open land. These lands comprised the greatest proportion of the total acreage in the agricultural areas; yet in the district of Parry Sound almost fifty-six percent of the owners had either no cleared land or less than twenty-five

TABLE 6. The Average Property Composition, in Acres, Southern Ontario, 1969.

Land Cover Type	Lands and Forests Administrative Districts				
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	
Open or Cleared	128.1	141.6	138.5	120.2	
Waste	3.9	9.8	10.2	36.3	
Wooded	17.3	39.1	45.9	182.6	
All Types	149.3	190.5	194.6	339.1	
	Tweed	Kemptville	Pembroke	Parry Sound	Southern Ontario
Open or Cleared	98.4	120.1	101.1	45.4	121.4
Waste	31.1	15.9	15.3	25.9	16.0
Wooded	189.9	64.7	131.6	195.6	84.5
All Types	319.4	200.7	248.0	266.9	221.9

acres of it. Although not to the same degree, the district of Tweed, Lindsay, and Pembroke were similar to Parry Sound.

The owner groups which tended to have little or no cleared land were recreation groups, partners, undivided estates, and business enterprises, respectively, in order of decreasing proportion.

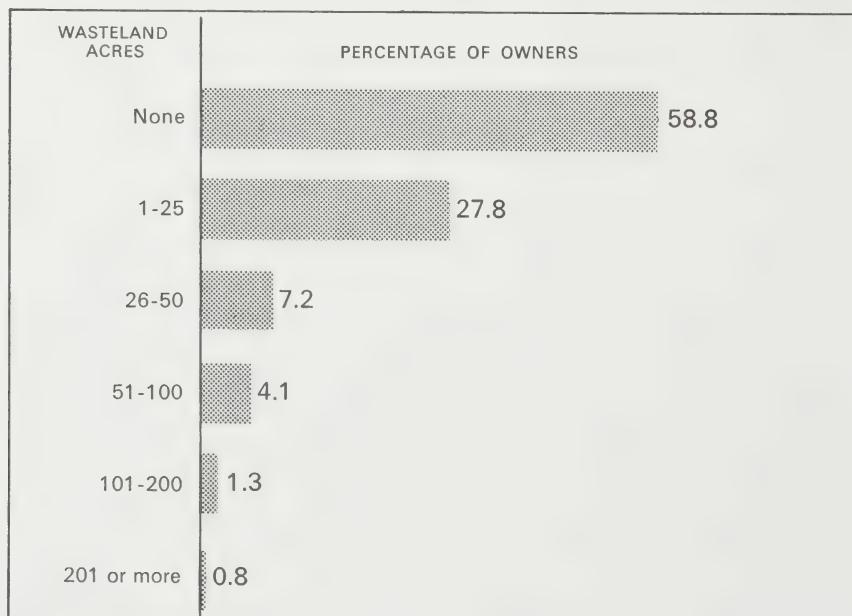
Properties with larger amounts of clearings had been in the same hands for a longer time period, usually thirty years, than holdings with no or small amounts of cleared land. The larger proportion of the latter properties had been acquired in the 1960's.

Forty percent of all landowners had acreages of waste land — land unsuitable for either crops or trees. These wastelands, however, tended to be small in size as only thirteen percent of the owners held more than twenty-five acres of property in this category (see Figure 4). Lindsay, Tweed and Pembroke were the three districts in which most of this wasteland occurred.

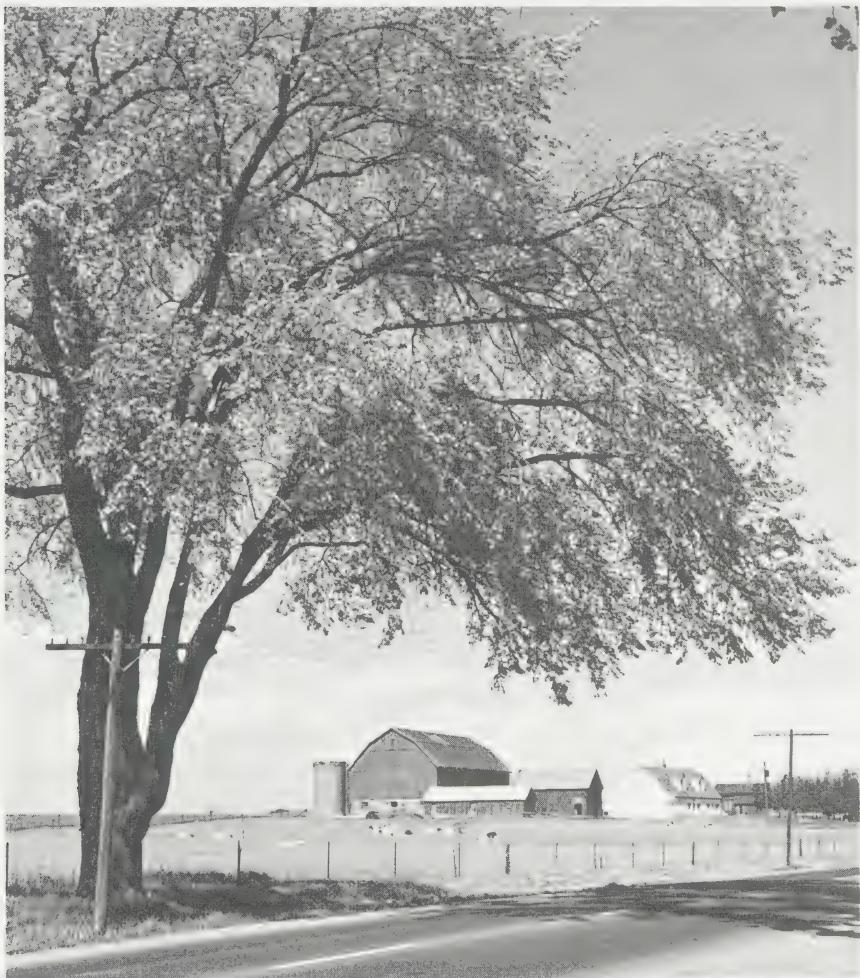
With the exception of the recreation interest groups, all owner groups had only a minority of members holding waste land acreages. The reasons for purchasing those properties with larger acreages of wasteland were most often cited as secondary residence and recreational pursuits.

Woodland made up the majority of the average holding in the three districts of Parry Sound, Tweed, and Lindsay; yet for the region as a whole, the majority of owners possessed total woodlands

FIGURE 4. The Percentage Distribution of Owner's Wasteland, by Size, Southern Ontario, 1969.



smaller than fifty acres and the proportion of total owners continuously decreased with increasing woodland acreages. Only eighteen percent of the landowners indicated that they had no woodland at all. This may seem to be a high proportion of owners, but it must be recalled that the sampled population includes only those landowners with a minimum fifty acres of total property. The larger individual holdings had larger woodland acreages since it was found that the proportion of woodland increased with the size of the total property. It was observed that most owners of two hundred acres or less had between twelve and twenty-five percent of their land in forest cover, while owners with more than three hundred acres had at least forty percent of their property in woodland.



Three-quarters of all rural properties in Southern Ontario were purchased for the purpose of agriculture.

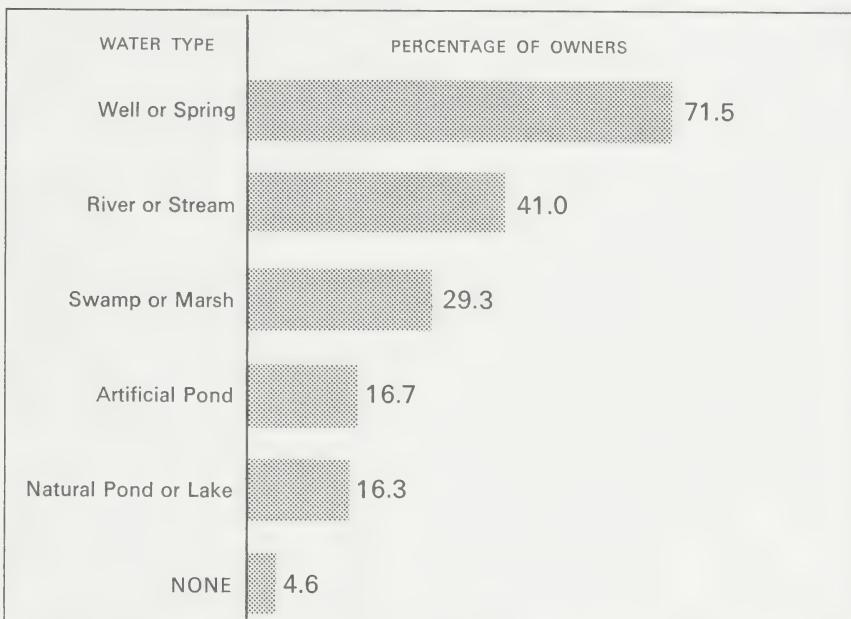


In Parry Sound, Tweed and Lindsay district, woodlands make up the majority of the average holding.

The Property's Water

Less than five percent of the landowners in Southern Ontario did not have any type of water either on or adjacent to their property. Seventy-one percent of the owners had at least a well or spring, while forty-one percent had a river or stream flowing through or next to their land (see Figure 5). Other types of water found were marshes, artificial ponds, and natural ponds or lakes with 29.3, 16.7, and 16.3 percents of the landowners having these types, respectively.

FIGURE 5. The Percentage of Landowners with Water On or Adjacent to Their Property, Southern Ontario, 1969.



Note: Percentages do not sum to 100 due to owners having more than one type of water.

V. THE CHARACTERISTICS OF THE LANDOWNER

A. Introduction

One of the primary objectives of the survey was to examine certain of the socio-economic characteristics of Southern Ontario's owners of private rural lands. Five characteristics were selected for measurement: age, education, occupation, childhood environment, and place of residence in terms of distance from the property. The type of accommodation available on the property and the amount of time the owner spent on it during the previous year are two aspects of residency which were further explored.

It should be emphasized that the results presented in this chapter apply to the questionnaire respondents regardless of how the property was held.

B. The Landowner's Socio-Economic Characteristics

Age

The largest proportion of the owners of a minimum fifty acres of rural land in Southern Ontario (forty-three percent) were between 41 and 55 years of age (see Table 7). Only four percent of the owners were younger than 31 years while the majority, almost eighty percent, were over 40 years of age.

Agricultural pursuits and permanent residency were the primary motives for land purchase in the major age groups of under 40 years, 41 to 55 years, and 56 years or over. Personal recreation purposes also ranked fairly high for the younger and middle age groups; however, the purpose of land purchase for financial investment decreased in priority with increasing age of the owner. Meanwhile, land purchase for the purpose of a secondary residence or for commercial timber production became more frequent reasons for rural land purchases as the owner's age increased.

TABLE 7. The Percentage Distribution of Owner's Age by Classes, Southern Ontario, 1969.

Age Class	Percentage	Age Class	Percentage
30 yrs. or less	4.2	51-55 yrs.	14.5
31-35 yrs.	6.5	56-60 yrs.	11.1
36-40 yrs.	9.9	61-65 yrs.	9.5
41-45 yrs.	14.3	66 yrs. or more	15.6
46-50 yrs.	14.4		

Childhood Environment

It is generally accepted that the physical surroundings and the cultural environment in which an individual lives during his earlier years can have a strong influence on his attitudes and life style, and may have significant influence on his thoughts and actions concerning land use. No attempt was made to measure the landowner's cultural background, but an item was included in the questionnaire with regard to the size of the community in which the respondent lived up to the age of twenty years.

Examination revealed that seventy-eight percent of the landowners in Southern Ontario grew up primarily in rural areas. However, only eight percent of the total owners spent most of their childhood years in a small town with a population of less than 10,000 people, and only three percent did so in a small city with a population ranging between 10,000 and 50,000. The remaining ten percent lived the majority of their early years in large cities.

The survey indicated that owners with large city backgrounds had acquired their land primarily since the mid-1950's and the ratio of new owners with urban childhood environments is increasing. Similarly, there was a tendency for the landowner from a larger community to have a smaller holding than an owner with a more rural background.

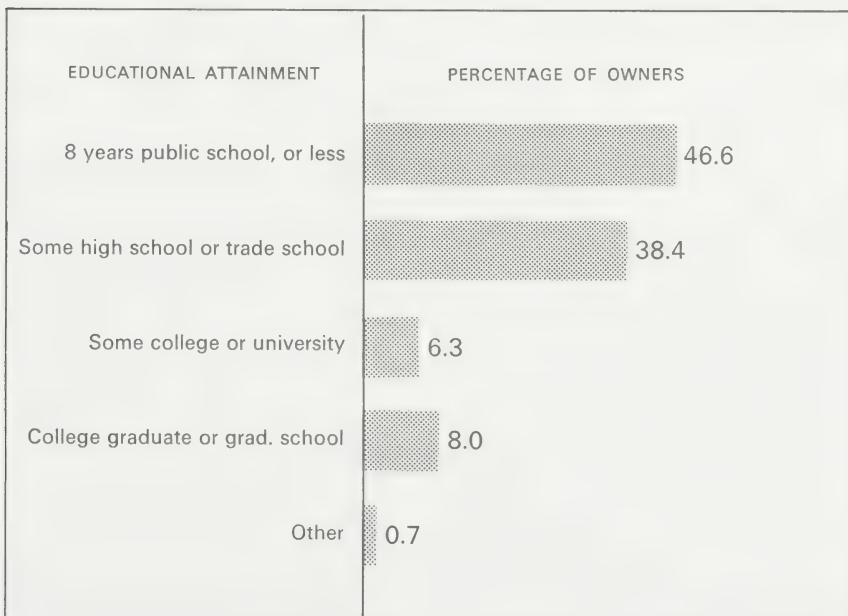
Agriculture and permanent residency were the main reasons cited for the purchase of rural property by all owners, with no differentiation as to childhood background. However, changes in the ranking of lesser stated reasons did occur for the four types of backgrounds. Personal satisfaction of woodland ownership and commercial timber production were relatively unimportant for the owner with a large city background, whereas secondary residence gained in priority for this same type of landowner.

Educational Attainment

Just as with childhood environment, the amount of education that an individual receives can have an effect on his attitudes and actions regarding land ownership and management. Further, educational achievement usually correlates highly with income. It was believed that education together with major occupation would give some insight into the landowner's income.

One half of all the rural private landowners have had only eight years of public school education or less (see Figure 6). The maximum

FIGURE 6. The Percentage Distribution of Landowner's Educational Attainment, Southern Ontario, 1969.



educational attainment consisted of at least some secondary or trade school learning for another thirty-eight percent of the total owners, while only fourteen percent of the total had ever gained entrance to a college or university.

The most frequent reasons for the purchase of rural land mentioned by landowners with less than secondary school training were agricultural production, permanent residence, and satisfaction of owning woodland. Owners of all other educational backgrounds although also interested in agriculture or permanent residency, gave personal recreation and secondary residence as important secondary reasons for having acquired their properties. Financial investment was also more prominent for those owners with a higher education, while purchasing land for the satisfaction of ownership or for the purpose of commercial timber production decreased in stature.

Although a correlation with acquisition motive was apparent, educational attainment appears to have very little relevance to the size of the property owned, since for each educational category the average total holding only ranged between 207 and 214 acres.

Major Occupation

Not all rural landowners are necessarily farmers and while some may be part-time farmers their major source of income may be derived through some means other than agricultural production. What an individual does for his livelihood may also have an influence on how he uses his land and may provide an insight into the landowners' income structure.

The nine occupational classes considered were: farmer, labourer or wage earner, clerical or office worker, skilled tradesman, business or commercial worker, professional, housewife or housekeeper, retired, and a category for others.

The majority of the rural landowners stated that their primary occupational undertaking was farming (see Table 8). The business or commercial worker, the labourer or wage earner, the retired landowner, and the skilled tradesman groups each constituted an approximately equal 7 percent of the total number of landowners. The professional class comprised an additional 5 percent and the housewife or housekeeper owner made up another 3 percent of the total. The miscellaneous category and the clerical or office worker class accounted for minimal proportions, to complete the distribution. Significant variations from this regional distribution were found to exist, within the various districts, with respect to the percentage distribution of owner occupations.

With respect to property size, the businessman tended to have the largest average size of property at 253 acres, since the farmer had only 218 acres and the professional had 213 acres. The remain-

TABLE 8. The Percentage Distribution of Landowners' Major Occupation, Southern Ontario, 1969.

Major Occupation	Lands and Forests Administrative Districts						Southern Ontario	
	Lake Erie	Lake Huron	Lake Simcoe	Tweed	Kemptville	Pembroke	Parry Sound	
Farmer	74.8	75.3	50.8	41.0	43.3	58.4	43.8	19.5
Labourer-Wage earner	5.8	3.8	4.9	10.2	12.6	6.3	11.2	12.3
Clerical-Office	0.9	1.2	1.5	1.3	1.7	2.2	4.5	1.2
Skilled Trades	5.1	3.9	6.2	9.1	9.3	6.5	9.0	15.1
Business-Commercial	2.8	5.3	12.5	11.0	8.9	6.3	14.6	15.5
Professional	2.3	3.5	5.8	9.4	7.5	7.3	2.2	8.4
Housewife-Housekeeper	2.8	2.4	4.2	5.2	3.3	3.1	2.2	6.4
Retired	4.1	3.6	9.3	8.6	11.2	7.3	7.9	13.9
Other	1.3	0.9	4.7	4.2	2.3	2.4	4.5	7.6

Note: Columns may not sum up to 100 percent due to rounding.

ing occupation groups all had averages below 200 acres with the smallest being 136 acres for the clerical worker.

C. The Landowner's Place of Residence

Absentee landownership refers to the individual who is a non-resident on a particular property. A common, but erroneous, notion ascribes the characteristic of urban residency to the non-resident rural landowner. However, it stands to reason that a rural resident owning several parcels of land can live on no more than one of them, and as such, he may be described as a non-resident owner of the other parcels. An individual will also be described as an absentee landowner if he moves away from his property while still maintaining title, regardless of whether he continues using the land in some manner himself, leases it to others for use on some basis, or allows it to lie idle or unused. Seldom has the definition or treatment of the absentee owner been examined in the light of the distance at which he lives from his holding, or to the size of the community in which he resides.

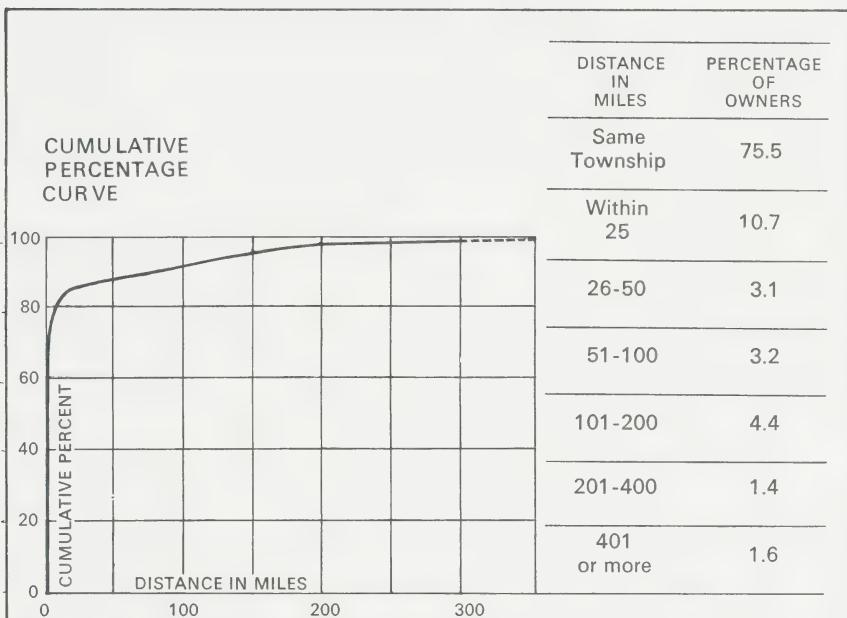
In several recent studies, serious concern has been given to the landowner who does not reside upon the property of which he is the owner. In these reports it has been suggested that such individuals purchase land for different reasons and use their property in a manner entirely unlike that of the resident owner. In order to determine the application of these hypotheses and assertions to the traits of the non-resident landowner in Southern Ontario, three questions were included in the survey questionnaire which related directly to this residency aspect. These questions related specifically to the distance from the primary residence to the sampled property, the type of accommodation on the property, and the amount of time spent on the property.

Distance from Residence to Property

For the purposes of this study, a landowner was considered to be non-resident if he did not live in the same township as the one in which his property was drawn as a sample.

Slightly more than three-quarters of the landowners lived in the same township as the one in which their property was located (see Figure 7). An additional eleven percent resided in another township, but still, within 25 miles of their property. The remainder, approximately fourteen percent of the landowners of Southern Ontario, can be considered as absentee owners. Of those landowners that resided outside of the township in which their property was located, 43.8 percent lived within 25 miles of their land, while 12.8, 13.2, and 17.8 percents lived between 26 and 50 miles, 51 and 100 miles, and 101 and 200 miles, respectively. Only three percent of all land-

FIGURE 7. The Cumulative Percentage Curve and the Percentage Distribution of the Landowner's Place of Residence by Distance from the Property, Southern Ontario, 1969.



owners, or 12.5 percent of those residing outside of the township in which their property was located, lived at a distance of more than 200 miles from their holding.

Type of Accommodation on the Property

Although a non-resident may not live on his property, he may still have some form of temporary or permanent shelter on his land. This could be either for his personal occupancy, or for tenants, or both.

In effect, the survey results indicate that about half of all non-resident landowners have no form of accommodation whatsoever on their rural property (see Table 9). The basic factor contributing to such a surprisingly extensive lack of shelter on the property of the non-resident, is simply the fact that 58 percent of that group which are both non-resident and have no dwelling on their property, live no further than 25 miles from that property. As such, their primary residences are close enough as to largely negate the need or the desire for additional accommodation.

The second largest dwelling type group (twenty-eight percent) held by non-resident owners was the year-round dwelling. A group half the size of those with winterized accommodation, had summer facilities only, while tents, mobile campers, trailers, hunting and fishing camps and miscellaneous types formed the remaining group and accounted for less than ten percent of the total distribution.

TABLE 9. The Percentage Distribution of Accommodation Types on Non-Resident Properties, Southern Ontario, 1969.

Accommodation Type	Lands and Forests Administrative Districts						Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	Tweed	Kempville	
None	65.3	51.5	50.0	34.3	49.4	54.8	60.7
Winterized Building	32.0	30.8	36.0	34.3	19.7	27.8	21.4
Summer Residence	—	9.2	9.5	14.2	14.0	11.9	14.3
Hunting or Fishing Camp	—	2.3	0.7	9.7	6.7	3.2	3.6
Tent	—	2.3	1.5	3.7	6.2	0.8	—
Mobile Camper or Trailer	2.7	3.1	0.7	1.5	2.8	0.8	—
Other	—	0.8	1.5	2.2	1.1	0.8	—

Note: A dash indicates less than 0.5 percent. Columns may not sum to 100 percent due to rounding.

The Number of Days Spent on the Property

Almost twenty percent of the non-resident landowners did not spend any time on their land during the twelve months preceding July, 1969 (see Table 10), and only a quarter of the non-residents spent a total stay of between one and fourteen days. Another twenty-seven percent were on their land from fifteen to sixty days and an equal-size group (twenty-seven percent) spent more than sixty days on their land.

The Non-Resident Landowners

Three residency measures, distance, accommodation, and the amount of time spent on the property, were examined, and have been briefly discussed. By analyzing these variables in relation to the other measured variables of the survey, a crude description of the socio-economic status and tendencies of the non-resident can be sketched.

One quarter of all non-resident landowners obtained their land during the short period of four and a half years immediately preceding the survey. More astounding, however, is the fact that these non-resident land acquisitions represented more than thirty-eight percent of the total acreage acquired by all landowners during that same period. The bulk of this was within 25 miles of the owner's residence, but a significant proportion was between 51 and 200 miles from the owner's primary residence. Non-resident landowners, who lived more than 400 miles from their land, acquired this property five to ten years earlier than those living nearer; nevertheless, a slight trend towards increased personal mobility was observed in that larger shares of more distant properties have appeared in non-resident ownerships.

Four distance zones were identified according to the non-resident owner's reason for land purchase. The first was the non-resident who lived within 50 miles of his property. Many of these landowners still gave agricultural production as the main reason for the purchase of land with financial investment or the satisfaction of having woodland as their secondary reason. Non-resident landowners who resided between 51 to 200 miles from their property bought it for secondary residence purposes, personal recreation, or farming, in that order. Commercial timber production was at the bottom of the list for non-residents who lived at such a distance from their property. Non-residents living between 201 and 400 miles from their rural land purchased it primarily for personal recreation purposes or the satisfaction of land or woodland ownership, while those residing more than 400 miles from their property bought it for financial investment, the pride of being a landowner, or personal recreation.

TABLE 10. The Percentage Distribution of Number of Days the Owner Spent on Non-Resident Properties, Southern Ontario, 1969.

Days	Lands and Forests Administrative Districts					Southern Ontario			
	Lake Erie	Lake Huron	Lake Simcoe	Tweed	Kemptville				
None	25.3	16.7	11.7	15.9	25.3	16.5	14.8	27.6	19.9
6 or less	14.5	15.9	12.5	14.5	18.0	17.3	33.3	13.1	15.7
7 - 14	12.0	11.6	10.1	8.7	11.8	11.8	7.4	9.9	10.7
15 - 30	7.2	11.6	13.3	13.8	16.3	11.8	18.5	13.1	13.1
31 - 60	15.7	23.2	9.4	10.9	10.7	14.2	11.1	15.1	13.9
61 or more	25.3	21.0	43.0	36.2	18.0	28.3	14.8	21.1	26.7

Note: Columns may not sum to 100 percent due to rounding.

The typical Southern Ontario non-resident landowner's 'sketch' includes the following fragments:

- * his most frequent method of land acquisition was direct purchase.
- * his property tends to be slightly (13%) larger in size than that of the resident owner.
- * his acreage of wasteland is more than double that of the resident.
- * he has a much greater tendency to have a woodland on his property than does the resident, and his average woodland acreage is double that of the resident's.
- * his group's age distribution is not significantly different from that of the resident group. However, his upbringing was in a larger community, his educational attainment was higher, and his major occupation was more commercial or professional.
- * whereas most (almost 70 percent) of all resident owners are farmers by occupation, only 40 percent of the non-residents living within 25 miles of their property had this occupation — and for greater distances the proportion decreased even further.

VI. THE WOODLANDS

A. Introduction

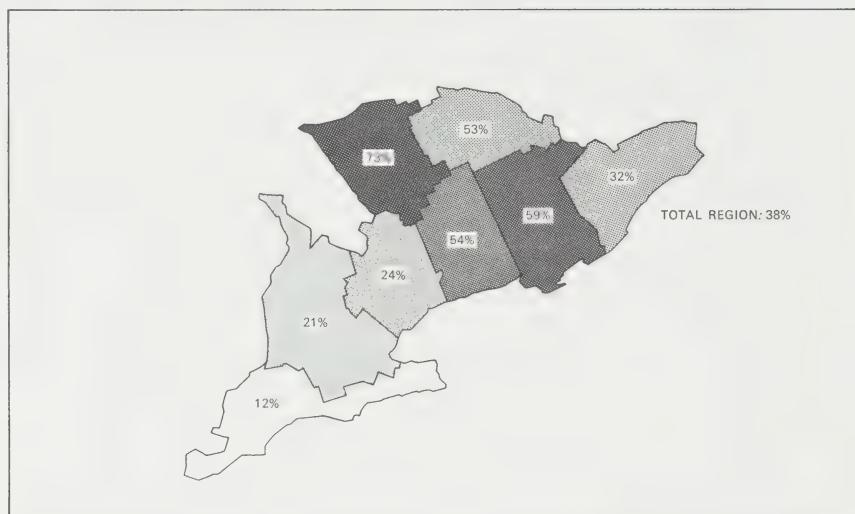
In this section attention is devoted to only those landowners who had some amount of woodland on their property. This group, of course, includes a wide range of owners, from those having all of their land covered with woodlands, to those with only a small portion of the total property under tree cover.

B. Woodland Size and Occurrence

Previously, it was stated that the average total holding of a Southern Ontario private landowner, with a minimum fifty acre parcel, was 281 acres. Regionally, woodlands comprised some 38 percent of the total of these holdings, but the distribution varied greatly between the various districts. Figure 8 illustrates the degree and pattern of this variation as it occurred within the region, such that the greater abundance of woodlands in the northern and central portions is readily seen.

The majority of the owners possessed woodlands which were smaller than fifty acres in size and the proportion of total owners decreased with increasing woodland acreages. Only eighteen percent of the landowners in the study area indicated that they did not have

FIGURE 8. The Woodland Acreage as a Percentage of the Total Land Holdings, Southern Ontario, 1969.



any woodland, and for those who did own wooded acreages, the proportion of woodland increased with the size of the total property. Most owners of 200 acres or less had between twelve and twenty-five percent of their land in forest cover, while owners with more than 300 acres usually had at least forty percent of their property in tree cover.

There was a distinct correlation between the owner's occupation and his woodland size. The businessman averaged 141 acres of woodland, the professional 109, and the skilled tradesman owned 90 acres of woodland in the surveyed township. As an occupational group, the farmers had the smallest average woodland at 49 acres.

With respect to the method of acquisition, although most properties have been acquired through direct purchase, holdings with large woodlands have been obtained more frequently through the non-monetary means of inheritance and gift reception. Properties bought in a tax sale also tended to have somewhat larger woodlands.

C. Woodland Motive

All landowners who indicated some woodland acreage were asked their motives for its possession.

In more than seventy-one percent of the cases the respondents stated that the reason for having woodland was that it had always been a part of the property (see Table 11). This attitude perhaps reflects a rather indifferent attitude towards the woodland. More positive attitudes, such as liking woodland, or the idea that it had

TABLE 11. The Percentage Distribution of Woodland Owner's Motives for Woodland Possession, Southern Ontario, 1969.

Motive	Lands and Forests Administrative Districts						Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	Tweed	Kempville	
Part of the property	79.2	74.1	74.8	71.3	68.5	71.3	44.0
Likes woodland	13.6	20.3	13.7	15.8	19.7	16.3	12.0
Benefit to farm operation	7.8	14.4	12.0	13.8	16.1	15.8	21.3
Selling timber	4.8	10.9	5.1	9.7	15.6	9.0	25.3
Recreation	4.1	9.0	6.3	12.6	17.1	7.8	6.7
Business investment	0.9	2.9	2.0	4.7	8.7	6.5	12.0
Other	2.6	1.7	2.9	2.1	1.4	2.5	2.7
By-laws restrict cutting	3.5	1.4	—	—	0.5	—	0.8
						—	1.1

Note: Percentages are of total woodland owners only, but with a minimum of 50 acres of total property. A dash indicates less than 0.5 percent. Columns may not sum to 100 percent since some respondents indicated more than one motive.

some benefit to the total farming operation, were less frequent reasons given for the existence of woodland. Still less frequent, were the responses that woodlands were held for either recreation purposes or for the selling of commercial timber. Each of these responses was given by equal size groups of owners. The least frequently selected responses indicated business investment, county by-laws restricting tree cutting, and other non-specified motives for woodland possession.

The various occupational categories of owners all ranked the reason of woodland always having been a part of the property as their most common motive for its possession. Farmers stated that woodland had some benefit to their total operation as the second most common motive, with recreation low on the list. Labourers also ranked recreation less frequently, but rated a like for woodland more often than a benefit to farming operations or the selling of timber. To the skilled tradesman, businessman, professional, and retired owner, a like for woodlands and recreational aspects were the second and third major forces for their possession. The sale of timber was among the top three motives only for the clerical and female landowner categories.

When examining the motive for purchasing a property, as stratified by the size of the properties' woodland, the following was observable:

Agriculture and residency were the main motives of land buying by owners with woodlands of 75 acres or less. Personal recreation, the pride of having woodland, and the purpose of residency followed agriculture as the major reasons for land purchase by owners with 76-400 acres of woodland. Commercial timber production became dominant when a property had at least 400 acres of woodland and it was the major reason for the purchase of properties with more than 1,000 acres of woodland.

The reason for undertaking various silvicultural activities in the woodland had inconsistent relations with the owner's socio-economic characteristics. Very little alteration in the frequencies occurred when examining objectives by the owner's age class, but the production of timber for sale was clearly more important to owners with a rural background than to those who came from larger communities. Woodland activities for the purpose of personal recreation were more frequent for the owner who had a more urban childhood upbringing. The same tendencies characterized the owners with higher educational levels, whereas personal consumption and commercial timber production were more important objectives for the farmers, labourers, skilled tradesman, housewife or housekeeper, and retired woodland owners. Stand improvement practices were undertaken for personal recreation purposes by the businessmen and professionals. Per-

sonal consumption, sale of woodland timber, other objectives, and personal recreation ranked in that order of importance to the resident owner. However, for the non-resident, personal use of forest products and the commercial production of timber declined in relative significance as the distance between residence and property increased. Wildlife management and personal recreation objectives were more important to the owner living at a considerable distance from his land.



D. The Desired Acreage of Woodland

Recognizing the possibility that the woodland acreage which actually exists is not necessarily analogous to that which is deemed desirable by the woodland owners, these persons were asked whether or not they would like to see any of their woodland cleared, or alternatively, if they wished to reforest any of their open or cleared land.

One out of every four woodland owners would like to clear at least part of his woodland for an alternative use. The proportion of these owners was highest in the region's districts where agriculture was a predominant rural activity. In fact, in Lake Erie district almost forty percent of the woodland owners wanted to clear a portion, or possibly all, of their woodland so as to place it in some other use. This desire is a strong reflection of the earlier presented results indicating that county by-laws restricting tree-cutting were most acute in the Lake Erie district.

The proportion of woodland owners who would like to have some of their woodland cleared for other use was highest for the younger age classes. Owners with rural or large city upbringings were somewhat more in favour of eliminating some of their woodland. Similarly, owners with some secondary education were more in favour of decreasing their woodland acreage; whereas, owners with only elementary education or college graduation were more satisfied with the existing amount of woodland on their property. Labourers, businessmen, professionals, retired, and housewife groups of owners were in general satisfied with the quantity of woodland that they owned; but farmers, clerical or office workers, and skilled tradesmen stated that they would like to have some of their woodland cleared. Rural land residents, also, topped the list of owner characteristics when asked their opinion as to clearing some of their woodland, while the non-resident owners were more in favour of allowing their woodland to stand as it was.

Conversely, when each landowner was asked whether or not he wanted any portion of his property reforested, more than a quarter of the owners replied in the affirmative, and three-quarters responded that they did not want to have any of their open or cleared land planted to forest trees.

This measure of the reforestation potential, the proportion of landowners who want some portion of their land planted with trees, was greatest in the districts of Tweed, Lindsay, Pembroke, Lake Simcoe, and Parry Sound. Once again, Lake Erie district landowners showed a low degree of enthusiasm regarding woodland development. As a group, in fact, farmers were in general disinterested in reforestation, with only twenty percent diverging from this opinion.

Quite the antithesis of that group wishing to reduce their woodland holdings through clearing operations, landowners who were

more keenly concerned with reforesting their rural property could be described as: having a non-rural childhood background and a higher educational attainment; working as either a skilled tradesman, businessman, or professional; and, residing off the rural property but within 200 miles of it.

The majority of younger owners appeared in one or other, and a few individuals appeared in both, of those groups wishing to alter their present woodland acreage either by clearing or by planting land.

Briefly then, on the one hand, one quarter of all woodland owners wish to clear at least a portion of their presently wooded lands, while on the other hand one quarter of all landowners wish to forest at least a portion of their presently open or clear lands. Table 12 provides the percentage distribution of these two opposing tendencies as observed within each of the Lands and Forests administrative districts.

TABLE 12. The Percentage Distribution of Owners Desiring to Alter the Proportion of their Property Between its Various Land Cover Types, Southern Ontario, 1969.

	Lands and Forests Administrative District				Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	
Landowners wishing to plant forest trees on open or cleared land.	14.3	25.0	29.4	30.8	
Woodland owners wishing to clear some of their woodlands.	38.8	24.8	24.2	17.4	
	Tweed	Kemptville	Pembroke	Parry Sound	
Landowners wishing to plant forest trees on open or cleared land.	34.2	27.7	30.4	28.5	26.0
Woodland owners wishing to clear some of their woodlands.	17.1	30.5	13.9	15.9	24.8

E. Woodlands Improvement Assistance Programme

Since 1905, the Ontario Government has provided landowners with free advisory services on reforestation and woodland management problems. This assistance was expanded in 1966 with the passing of The Woodlands Improvement Act. The Act authorizes the Minister of Lands and Forests to enter into agreements with landowners under which tree planting and woodland improvement work may be done by the Department of Lands and Forests.

To provide a general indication of the degree of interest in forestry activity, Southern Ontario's landowners were asked about their familiarity with the Woodlands Improvement Act assistance programme.

More than half of all the landowners were not at all familiar with the programme but wanted to know more about it (see Table 13).

TABLE 13. The Percentage Distribution of Owners by Their Degree of Familiarity with The Woodlands Improvement Act, Southern Ontario, 1969.

Familiarity	Lands and Forests Administrative District				Southern Ontario
	Lake Erie	Lake Huron	Lake Simcoe	Lindsay	
Yes and have inquired	4.5	3.9	7.7	9.6	
Yes but does not require it	9.6	10.2	10.4	9.6	
Yes but is not interested	3.9	3.3	5.3	4.9	
No, wants to know	42.3	54.2	50.5	55.5	
No, not interested	39.7	28.4	26.1	20.3	
	Tweed	Kemptville	Pembroke	Parry Sound	
Yes and have inquired	8.3	7.5	13.7	4.5	6.3
Yes but does not require it	7.4	9.7	16.3	9.8	9.8
Yes but is not interested	6.7	4.9	8.7	5.7	4.7
No, wants to know	51.5	52.0	37.5	58.2	51.1
No, not interested	26.2	25.9	23.7	21.7	28.2

Note: Percentages are of total landowners with a minimum of 50 acres of total property. Columns may not sum to 100 percent due to rounding.

Twenty-eight percent of the landowners were not acquainted with the programme and further were not interested in it. Of the remaining twenty-one percent who did have at least some degree of familiarity with the programme, almost half did not require such a programme for their property.

The greatest disinterest in the programme was shown by landowners in Lake Erie district where forty percent of them stated that they were both unfamiliar with, and disinterested in, learning about such a programme. Another forty-two percent of the total owners stated that they also were not familiar with, but wanted to know more about, the W.I.A. programme. The highest proportions of owners who did have some knowledge of the programme were found in the districts of Pembroke, Lindsay, and Lake Simcoe: whereas, only seventeen percent of the owners in Lake Huron district (the district containing the largest absolute number of landowners) were aware of the programme.

The largest proportion of landowners who were familiar with the programme appeared in the middle age classes of 40-55 years of age, while the younger classes had the greatest proportion of owners who were unfamiliar with the programme and further were not interested in learning the details of it. With respect to education, the proportion of landowners reflecting a total negative attitude towards the programme increased as the level of educational attainment decreased.

The lowest degree of familiarity with the W.I.A. programme was found among farmers, clerical employees, skilled tradesmen, and housewives or housekeepers. These occupational classes, except for skilled tradesmen, also contained the highest proportion of landowners who had a negative attitude toward the programme.

Resident owners were both less familiar with the programme and exhibited a much more negative attitude towards it than was the case for the non-residents.

VII. THE FORESTRY ACTIVITIES

A. Introduction

There is little doubt that forestry activities are of significant importance in Southern Ontario. In 1969, there were more than five hundred licensed primary wood-using mills located in the region (see Table 14). These mills (consisting of sawmills, veneer, pulp and miscellaneous mills) were distributed such that there were no fewer than forty-three in any one of the eight administrative districts. Employment attributable to the forest industry in Southern Ontario was approximately 50,000 persons in direct employment and an additional 135,000 persons through indirect employment.

TABLE 14. Frequency Distribution of Primary Wood-Using Mills, by Type, in Southern Ontario, 1969.

TYPE OF MILL	NUMBER
Sawmills	443
Veneer Mills	21
Pulp Mills	6
Miscellaneous Mills (Picket, Lath, Shingle, Tie, etc.)	55
All Mill Types	525

Source: 1969 Summary of Mill Licence Returns, Ont. Dept. of Lands and Forests, 1970.

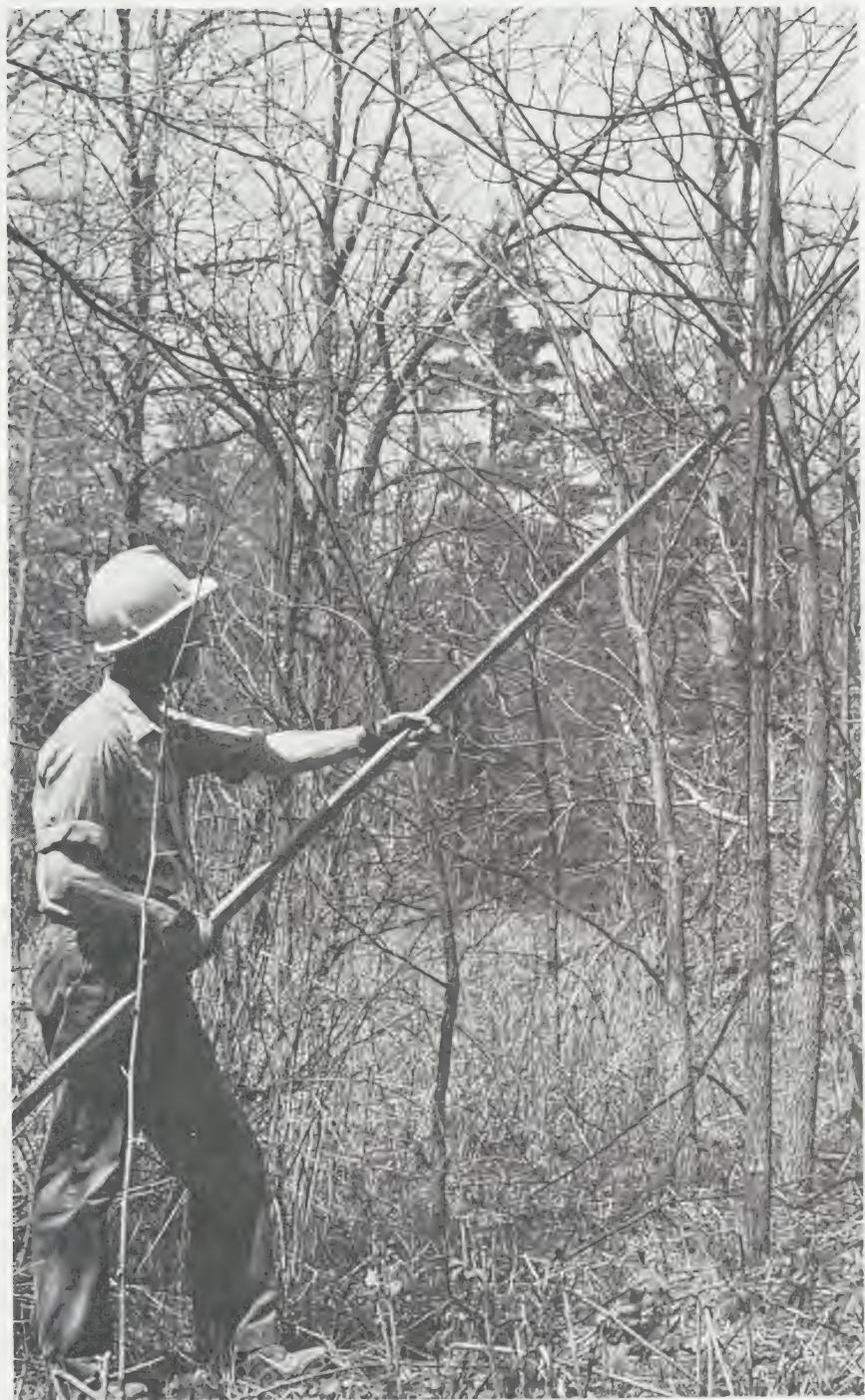
There is a very substantial 11.2 million acres of productive forest land in Southern Ontario, which represents about one-tenth of the total productive forest land acreage in the province as a whole. One half (52%) of this land is patent or private acreage. As such, forestry activities on these lands constitute a major influence on the total supply of timber for Ontario's primary and secondary industries, timber for export, and timber for personal and non-industrial use.

B. Woodland Activities

Each woodland owner was asked to indicate which of eight general silviculture and forestry practices he had undertaken in his woodland. These activities included protection, stand establishment, improvement practices and harvesting.

Two out of every five woodland owners (40.7%) indicated that they had never undertaken woodland activities. The most common activities which were performed in the private woodlands of Southern Ontario were: the removal of low quality trees (24.6%), fencing of woodland to exclude livestock (23.2%), logging or tree cutting (19.7%) and tree planting (17.5%). The activities which were undertaken less frequently were: pruning or thinning (9.3%), insect or disease control (4.2%), plowing of firebreaks (1.3%), and other miscellaneous activities (2.7%).

The most common reason for having undertaken stand establishment, improvement, or harvesting practices was for the provision of wood for personal use. From the six objectives provided in the questionnaire, more than half of the owners who had undertaken some form of woodland activity did so for their personal consumption of wood products. Commercial timber production, or the sale of timber, was the second most frequent reason cited for silvicultural activity, while personal recreation rated third. Miscellaneous reasons were



Selecting and pruning a young walnut tree in Lake Erie district.

cited by more than twelve percent of the owners while wildlife management and commercial recreation were mentioned least of the six possible responses.

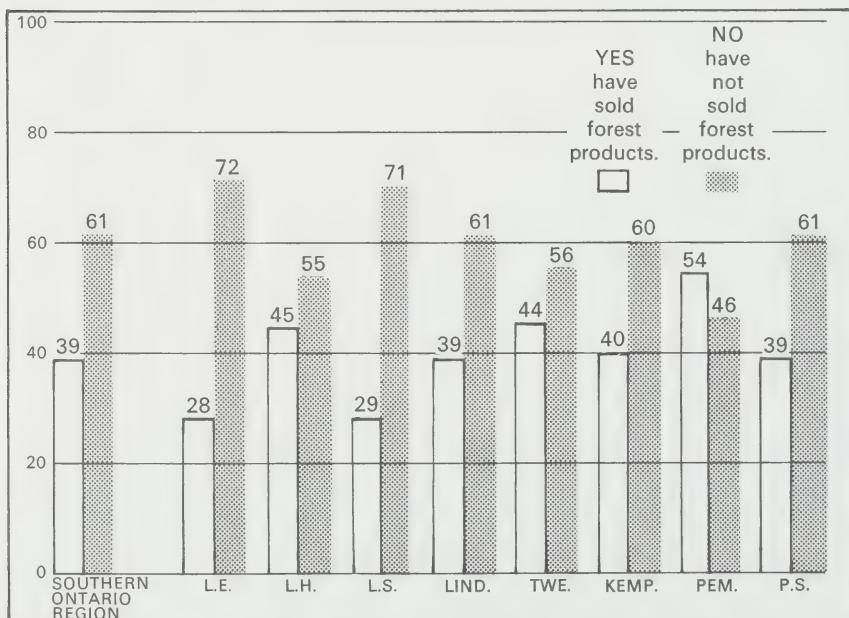
C. The Sale of Forest Products

Each woodland owner was asked whether or not he had sold any forest products from those woodlands in his possession. If the response was affirmative, he was further requested to indicate the type of forest products which he had sold; whereas if he had not sold any products from his woodland, he was requested to indicate the primary reason for not having sold them.

Only thirty-nine percent of the woodland owners said that they had sold forest products at some time during their period of ownership (see Figure 9). The highest incidence of timber sales from private landowners was found in the district of Pembroke where fifty-five percent of the woodland owners had sold timber. Lake Huron and Tweed districts also rated higher than the regional average proportion of owners who had sold forest products. The lowest frequencies of woodland owner participation in the timber market were found in the districts of Lake Erie and Lake Simcoe.

The owners who have not sold any forest products could be

FIGURE 9. The Percentage Distribution of Woodland Owners and the Sale of Forest Products, Southern Ontario, 1969.

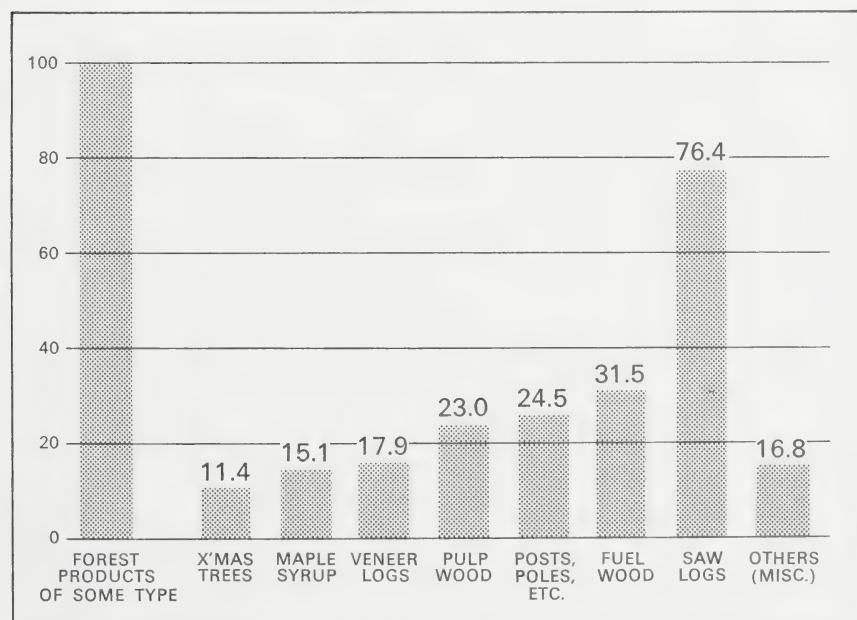


Note: Percentages are of total woodland owners only, but with a minimum of 50 acres of total property.

classified as being younger than the average and with a non-farm background. They also had higher educational levels, worked in non-farm occupations, and lived off the rural property. It is rather difficult to substantiate the relation that younger owners do not sell forest products. This may be due to the fact that they are relatively recent possessors of their property and have not had the opportunity to sell any forest products, or that the previous owner disposed of the commercially important timber prior to selling the property. Almost forty-four percent of the woodland owners with rural backgrounds had sold some timber and eighty-three percent of the owners with large city upbringing had not sold any forest products. Similar proportions of woodland owners are found in the case of owners with up to some secondary education and some college exposure and in the case of farm and non-farm occupations. Likewise, forty-two percent of the resident owners have sold timber products while only thirty percent of the non-residents including those living within 25 miles of their property have done similarly.

The most frequent type of forest product sold by owners were sawlogs since more than three-quarters of the owners who had sold some forest products stated that they had specifically sold sawlogs (see Figure 10). Surprisingly, fuelwood was the second most frequent

FIGURE 10. The Percentage Distribution of the Types of Forest Products Sold by Woodland Owners, Southern Ontario, 1969.



Note: Percentages are of total woodland owners who have sold forest products.
 Percentages do not sum to 100 since most respondents sold more than one product.

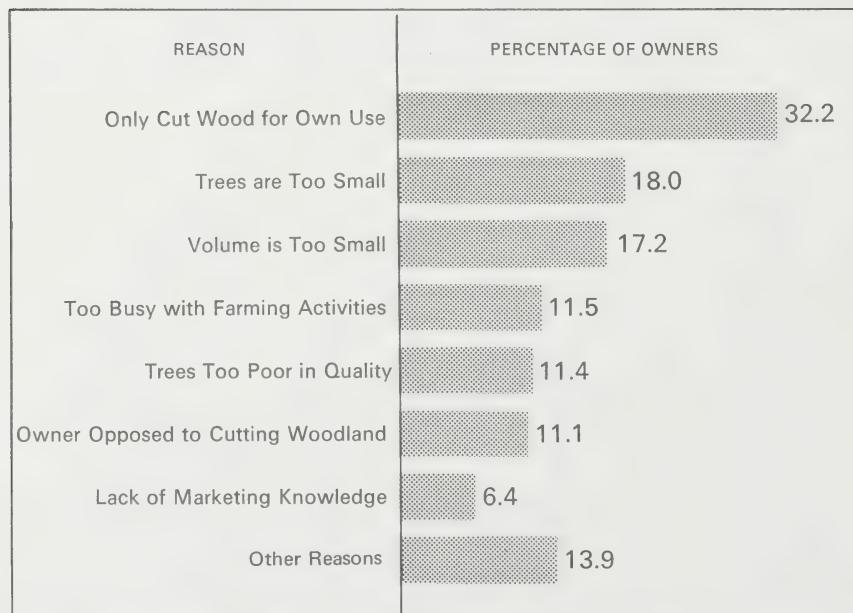
product sold and posts, poles, or pilings were third on the list. Next, in order of frequency were pulpwood, veneer logs, other products, maple syrup, and Christmas trees.

Of the 61 percent of all woodland owners who have not sold forest products from their woodlands, one third had harvested forest products for their personal consumption. The distribution of reasons cited for not having sold forest products is depicted in Figure 11.

It can be readily seen that the most common reason given for not having sold forest products was that the owner harvested timber for his personal use. Next, in order of frequency, were that the trees were not large enough to sell or that the owner did not have enough timber to make the venture profitable. The owner's being too busy with various farming activities, opposed to cutting, and possessing too poor a tree quality were also often cited as reasons for not selling woodland products. A lack of timber marketing knowledge was stated by more than six percent of the woodland owners who had not sold any forest products, while the remaining reasons for not selling (woodland acquired for other uses, low prices, lack of a market, lack of a reliable buyer, and others) were less important.

Intra-regionally, there was substantial variation in the proportion

FIGURE 11. The Percentage Distribution of Reasons Given by Woodland Owners for Not Selling Forest Products, Southern Ontario, 1969.



Note: Percentages are of total woodland owners who have not sold forest products. Percentages do not sum to 100 due to some respondents indicating more than one reason.

of woodland owners who did not sell forest products and the reasons for their not doing so. For example, there was a considerable range in the proportion of those woodland owners harvesting products only for their personal use. This varied from less than a quarter in Lake Erie district to more than one half of the woodland owners in Pembroke district.

By analyzing the reasons for not selling in relation to various of the owner characteristics, it was determined that woodland owners with rural upbringing more often cite lack of time, low prices, and tree diameter deficiency as their reasons for not having sold forest products from their property; but, owners with larger community backgrounds said that alternative uses, lack of marketing knowledge, and opposition to harvesting were the more frequent impediments.

The same reasons for not selling as were stated by the owners with rural upbringing were also mentioned more often by the owners who had attained lower educational levels. Their more highly educated counterparts stated tree quality, lack of marketing expertise, and opposition to harvesting as more frequent decisive factors regarding the sale of woodland products.

Resident owners classed personal utilization, diameter deficiency, volume deficiency, and lack of time as the primary deterrents to the sale of their woodland products. Again, opposition to cutting, lack of marketing knowledge and other reasons were more important obstacles to the sale of forest products to owners who lived at some distance from their property.



Like this young woodlot, forty percent of all woodland holdings have yielded commercial crops of forest products.

VIII. THE RECREATION ACTIVITIES

A. Introduction

It has long been recognized that private rural lands in Southern Ontario provide perhaps the greatest single opportunity for outdoor recreational activity in the province. These lands comprise three quarters of the total area and one half of the total productive forest area in the region, and support much of the hunting and fishing, cottaging and camping, boating, hiking, nature study and winter sport activities in the province.

There is significant variation in the degree and the type of use within the region, and trespass by the public is a common occurrence.

B. The Types and Distribution of Recreation Activities

Recreation Activity Levels

Seventeen separate activities of various recreational types were recognized in the survey.

One quarter of all properties were characterized by the fact that no recreational activities of any type occurred on them during the previous twelve-month period.

Hunting, which was conducted on more than one half of all rural properties in the region, was found to be the most frequently occurring activity (see Table 15). The result which was perhaps most



Hunting activities were conducted on more than half of the rural properties.

TABLE 15. a) The Percentage Distribution and Percentage Range of Outdoor Recreational Activities on Rural Properties, Southern Ontario, 1969.

ACTIVITY	REGIONAL PERCENTAGE	INTER-DISTRICT PERCENTAGE RANGE
1) Hunting	53.0	41 - 61
2) Snowmobiling	35.4	7 - 44
3) Hiking & Walking	27.5	15 - 43
4) Fishing	17.9	9 - 34
5) Sleighing & Tobogganing	15.0	7 - 23
6) Berry picking	13.8	8 - 26
7) Picnicking	12.9	6 - 20
8) Trapping	12.0	4 - 25
9) Swimming	10.9	4 - 23
10) Horseback riding	10.4	2 - 15
11) Target shooting & Archery	10.2	5 - 18
12) Skating	9.8	8 - 15
13) Nature study	8.8	2 - 13
14) Camping	8.2	5 - 15
15) Skiing	7.6	2 - 13
16) Boating	7.4	2 - 21
17) Others	1.8	1 - 3
18) NO ACTIVITY	26.6	17 - 38

b) The Index of Outdoor Recreational Activity, Southern Ontario, 1969.

The District Index of Outdoor Recreational Activity (Index = $\Sigma_{n=1}^{17}$ (percentage of landowners reporting activity n))				
Lands and Forests Administrative District				
Lake Erie	Lake Huron	Lake Simcoe	Lindsay	
152	252	281	350	
Tweed	Kemptville	Pembroke	Parry Sound	Southern Ontario
307	255	239	387	263

unexpected was that snowmobiling had occurred on the property of thirty-five percent of all rural landowners during the previous winter. Only the three activities of hiking and walking, fishing, and sleighing or tobogganing were able to join hunting and snowmobiling as rec-

reational pursuits attaining a fifteen percent frequency level. All other activities occurred less frequently.

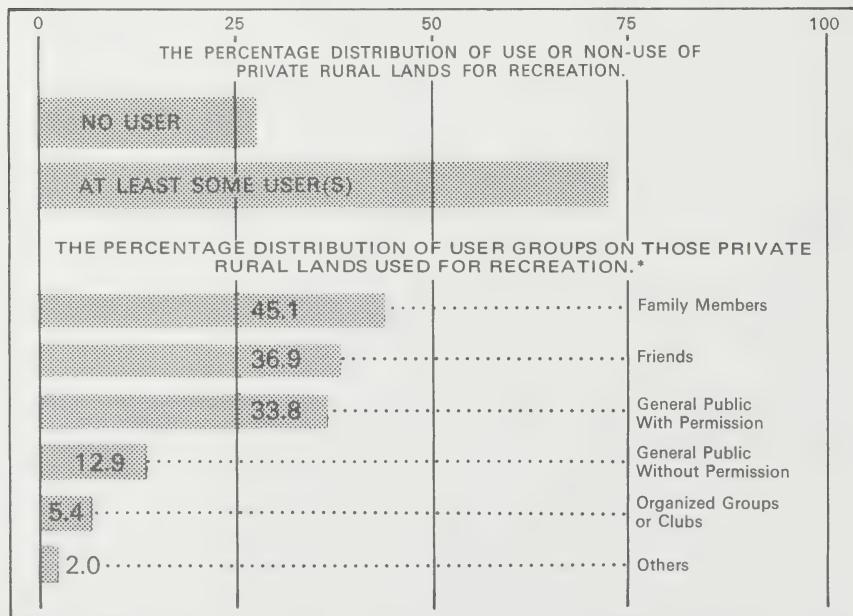
The Recreation Participants

Six recreation user groups were recognized in the questionnaire and almost twenty-seven percent of the landowners indicated that no one, not even themselves, used their property for recreational purposes (see Figure 12). The highest proportion of landowners said that, at least, their family members used the land for recreational pursuits. Next in line were the friends of the landowner, while about one-third of the owners stated that their land was used for recreation by the general public without their permission. Almost thirteen percent, conversely, said that the general public used their property after receiving permission from the owner. Organized groups or clubs and other users were less frequent recreation pursuers on private rural land.

Frequency of Use for Recreation Activities

As indicated previously, slightly more than one quarter of all rural properties were not used for recreation at any time during the pre-

FIGURE 12. The Recreational Use and Participant Groups on Private Rural Lands in Southern Ontario, 1969.



*Note: Percentages do not sum to 100 since some properties are used by more than one group.

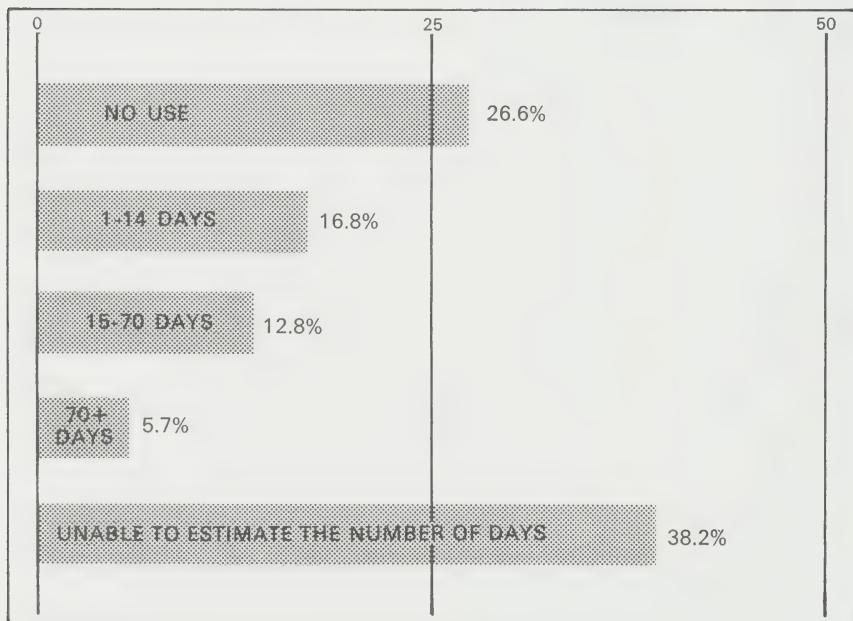


An enthused recreation participant.

vious year. Of the three quarters which were used, more than half of the landowners could not estimate the number of days during which their property was used. The percentage distribution of landowners who did have their properties utilized for recreational purposes, and were further able to estimate the number of days of activity, indicated: 1 to 14 days — 17 percent, 15 to 70 days — 13 percent, and more than 70 days — 6 percent (see Figure 13).

Properties in Lake Simcoe, Lindsay and Parry Sound were in recreational use for longer periods of time than those in other portions of the region such as the agricultural southwest.

FIGURE 13. The Percentage Distribution of Landowners by the Number of Days Their Land was Used for Recreation, Southern Ontario, 1969.



Note: Percentages do not sum to 100 due to rounding.

IX. CONCLUSIONS

For the purpose of this report it would have been ineffectual to detail the large number and variety of results and conclusions which have arisen from the described survey, and to document the analysis which has been undertaken to date. Rather, the approach taken in this section is to present six general conclusions which are among the most readily supported by examining but a few of the survey variables. It must be asserted that these conclusions are based solely on preliminary examination of the survey results and take account of no additional data or considerations. As such, they neither imply Department sanction nor necessarily indicate direction.

Each of these conclusions indicates the need for additional analysis and study in that it holds significant policy and working implications regarding forest management and the availability of forest products or recreational opportunities in Ontario — each an aspect of the jurisdiction of the Ontario Department of Lands and Forests.

- (1) **Fragmentation of rural land holdings is occurring in Southern Ontario, and the average period of tenure is not conducive to long-term forest management on these properties.**

Only about 8% of all rural landowners have held at least 50 acres in the same township for a period of 40 years or more. In light of a rotation period of 50 years (minimum) to 150 years (maximum), fragmentation and ownership turnover present significant impediments to programmes for forest management on private lands in Southern Ontario.

- (2) **There are essentially three basic types of rural landowners.**

Based on residency and occupation, three basic groups of rural landowners emerge from analysis of the data. The first is the resident farmer who in the main agricultural areas has little concern for his woodland if he has any at all. The second is the resident non-farmer who is gainfully employed in some non-farm major occupation, but who has a more positive approach to woodland management; however, the absolute number of these landowners is relatively small. The third type of landowner is the non-resident landowner who is more interested and active in woodland management, but for purposes other than timber production.

- (3) **Most rural landholdings contain woodland, but the acreages tend to be relatively small.**

Eighty percent of all landowners of 50 rural acres or more have woodland on their property, but only thirty percent of these woodland holdings comprise at least 50 acres.

(4) **Most rural landowners have harvested forest products from their present holdings.**

Thirty-nine percent of all landowners of 50 or more rural acres have harvested and sold forest products. Another 19.6 percent have harvested forest products for their own use but not for sale. Less than 7 percent of all woodland owners are opposed to logging for any purpose whatsoever.

(5) **Few rural landowners are aware of the Woodlands Improvement Act.**

Eight of every ten rural landowners are unfamiliar with the Woodlands Improvement Act forestry assistance programme. Of those owners who are not familiar with the programme, 64 percent are interested in learning about it; however, of the owners who are familiar with the programme, more than two-thirds stated that they either do not need such a programme or are not interested in it.

(6) **Privately-owned rural lands provide a major opportunity for recreational activity, however the exact level of usage has not been accurately determined.**

Seventy-three percent of all Southern Ontario rural landholdings of a minimum 50-acre size were used for recreational activity during the year prior to the survey. More than one half of all holdings in Southern Ontario were used for hunting, and more than one-third for snowmobiling. More than half of the owners of land used for recreational pursuits could not estimate the number of days during which such activities took place on their property.

X. APPLICATION OF THE SURVEY RESULTS

A. Applications to Date

The initial application of the survey results was effected by providing print-outs at the district level of aggregation to the Timber Branch field staff of the eight Department of Lands and Forests administrative districts which constituted the study region. This information has been found useful in the planning of medium and long-term private land forestry programmes.

The Fish and Wildlife Branch of the Department was quite receptive to the opportunities afforded by the survey. Cross-tabulations were requested by fisheries biologists, thus allowing for an analysis of those variables relating to the type of natural or artificial water bodies on or adjacent to private landholdings, the occurrence of

recreational activity, especially fishing or angling, and the composition of the recreational user groups on these properties. The results were incorporated in the development of a programme designed to provide increased public fishing opportunities on private lands.

Special compilations of certain of the survey results, for specific geographic areas, have been provided to the Department of Energy and Resources Management and the Department of Municipal Affairs.

In addition, the Timber Branch was able to access the data bank and the original print-outs to formulate both a policy decision and a strategic plan regarding the availability and location of timber to supply a proposed new pulp mill in Southeastern Ontario. The occasion arose when the firm involved requested data and opinions regarding the feasibility of establishing such a facility in a specific locality within the study area. A fairly sophisticated examination of the 'woodshed' was readily available by examining those survey variables relating to: the numbers, locations and acreages of woodlots; the type and distribution of forest products which the owners had sold, or the primary reason why they had never done so; the forestry activities undertaken by woodland owners; the desire of owners to clear or to reforest part of their present holdings; and, those other survey variables relating to the quantitative and qualitative aspects of the timber supply in Southern Ontario.

B. Future Applications

The quantified data has been subjected to analysis by simple statistics alone (means, standard deviations, and standard error of the mean) and grouped into strata. The grouped data has been analyzed by frequency distributions or histograms and has been cross-tabulated in combinations of one geographic variable and any other two variables created during the study. To date, these have been completed on a regional, a district, and a county basis.

No attempt was made to treat every variable or combination, or to develop more sophisticated or rigid analysis except upon receipt of requests for specified variables or cross-tabulations.

The data is, however, readily accessible to its past and current users, and consideration will be freely given to additionally making data or results available to interested groups or individuals upon specific request to the:

Ontario Department of Lands and Forests,
Resource Products Division,
Resource Economics Branch,
Whitney Block, Parliament Buildings,
Toronto 5, Ontario.

APPENDICES

'A'. The Rural Landowners Survey Questionnaire

'B'. List of References

APPENDIX 'A'

THE RURAL LANDOWNER SURVEY QUESTIONNAIRE

PRIVATE LAND OWNER SURVEY INSTRUCTIONS

Please answer all questions that apply to the land which our records indicate you own in the township shown below.

After completing the questionnaire, seal it with the gummed fold flap on the back cover. The return address is provided. No stamp or envelope is required if mailed in Canada or the United States.

Please remember, the questions require only your choice of the answers which apply to your land in the township shown above.

1. How many acres of land do you own in the province of Ontario?

..... acres

2. How many acres of land do you own in the county or district shown in the instructions on the opposite page?

..... acres

3. How many acres of land do you own in the township or townships shown in the instructions on the opposite page?

..... acres

PLEASE ANSWER THE REST OF THE QUESTIONS WITH REGARD TO YOUR PROPERTY SHOWN IN NUMBER 3 ABOVE.

CHECK THE BOX NEXT TO YOUR ANSWER.

4. Who owns this property? (**CHECK ONE**)

<input type="checkbox"/> You only or you and your wife (husband)	<input type="checkbox"/> Undivided estate
<input type="checkbox"/> Partnership (individuals other than husband and wife)	<input type="checkbox"/> Other (Specify below)
<input type="checkbox"/> Company or corporation	.....
<input type="checkbox"/> Institutional organization (for example: boy scouts, religious order, fraternal organization)	.....
<input type="checkbox"/> Recreational interest group (for example: fish and hunt clubs, children's camps, ski lodges)	.....

5. When did you **first** become a land owner in this township? (**CHECK ONE**)

<input type="checkbox"/> Before 1910	<input type="checkbox"/> 1950-1954
<input type="checkbox"/> 1910-1919	<input type="checkbox"/> 1955-1959
<input type="checkbox"/> 1920-1929	<input type="checkbox"/> 1960-1964
<input type="checkbox"/> 1930-1939	<input type="checkbox"/> 1965-1969
<input type="checkbox"/> 1940-1949	

6. How did you **first** obtain the land in this township? (**CHECK ONE**)

<input type="checkbox"/> Bought it	<input type="checkbox"/> Other (Specify below)
<input type="checkbox"/> Received it as a gift	.....
<input type="checkbox"/> Inherited it	.....
<input type="checkbox"/> By foreclosure or debt settlement	.....
<input type="checkbox"/> By tax sale	.....

IF YOU DID NOT BUY LAND IN THIS TOWNSHIP SKIP TO NUMBER 8.

7. What was your **main** reason for buying land in this township? (**CHECK ONE**)

<input type="checkbox"/> For farming	<input type="checkbox"/> Personal recreational purposes (for example: hunting, fishing, snowmobiling)
<input type="checkbox"/> A second home (weekend or summer home)	<input type="checkbox"/> Commercial recreational purposes
<input type="checkbox"/> New permanent resident (including retirement home)	<input type="checkbox"/> Other (Specify below)
<input type="checkbox"/> Financial investment	.....
<input type="checkbox"/> Satisfaction of owning land	.....
<input type="checkbox"/> Satisfaction of owning woodland	.....
<input type="checkbox"/> Commercial timber production	.....

8. What type of water is on or borders your property? (**CHECK AS MANY AS APPLY**)

<input type="checkbox"/> No water present	<input type="checkbox"/> Artificial pond
<input type="checkbox"/> Well or spring	<input type="checkbox"/> Natural lake or pond
<input type="checkbox"/> Swamp or marsh	<input type="checkbox"/> River or stream

9. How many acres of your land in this township are open or cleared land (for example: cropland, pasture, scrubland)?

..... acres

10. How many acres of your land in this township are too steep, rocky, or wet for crops and trees?

..... acres

11. How many acres of your land in this township are in woodland?

..... acres

NOTE: Acreages shown in Numbers 9, 10, and 11 should add up to your total shown in Number 3.

IF YOU DO NOT HAVE WOODLAND IN THE TOWNSHIP SHOWN IN THE INSTRUCTIONS SKIP TO NUMBER 20.

12. What is your **main** reason for having woodland on your property? (**CHECK ONE**)

<input type="checkbox"/> Woodland has some benefit to my total farm operations	.....
<input type="checkbox"/> It has always been a part of the property	.....
<input type="checkbox"/> Woodland is a sound business investment	.....
<input type="checkbox"/> I like woodland	.....
<input type="checkbox"/> I enjoy the recreational aspects of woodland	.....
<input type="checkbox"/> I am interested in selling timber from time to time	.....

13. Have you sold any forest products (for example: fuelwood, sawlogs, Christmas trees) from this woodland? (**CHECK ONE**)

<input type="checkbox"/> Yes, SKIP TO NUMBER 15	<input type="checkbox"/> No, CONTINUE WITH NUMBER 14
---	--

14. What is your main reason for not having sold forest products from your woodland? (**CHECK ONE**)

<input type="checkbox"/> I am too busy with other farming activities	.....
<input type="checkbox"/> Woodland was acquired for other use	.....
<input type="checkbox"/> I do not know what or how to sell	.....
<input type="checkbox"/> Prices were too low	.....
<input type="checkbox"/> I do not have enough wood to make it profitable	.....
<input type="checkbox"/> I am opposed to cutting woodland	.....
<input type="checkbox"/> I could not find a market	.....

<input type="checkbox"/> I could not find a reliable buyer	.....
<input type="checkbox"/> Trees are not large enough to sell	.....
<input type="checkbox"/> Trees are too poor in quality to sell	.....
<input type="checkbox"/> I only cut wood for my own use	.....
<input type="checkbox"/> Other (Specify below)	.....

SKIP TO NUMBER 16

15. What are the **main** forest products that you have sold from your woodland? (**CHECK AS MANY AS APPLY**)

<input type="checkbox"/> Fuelwood	.....
<input type="checkbox"/> Posts, poles or pilings	.....
<input type="checkbox"/> Sawlogs (Lumber logs)	.....
<input type="checkbox"/> Veneer logs	.....
<input type="checkbox"/> Pulpwood	.....
<input type="checkbox"/> Christmas trees	.....

<input type="checkbox"/> Maple syrup	.....
<input type="checkbox"/> Other (Specify below)	.....

16. Which of the following activities have you undertaken in your woodland?
(CHECK AS MANY AS APPLY)

- Tree planting
- Tree pruning or thinning
- Plowing firebreaks
- Fencing woodland to exclude livestock
- Removed low quality trees
- Logging
- Insect or disease control measures

□ Other (Specify below)

.....

.....

□ None of the above (SKIP TO NUMBER 18)

17. What was your main reason for undertaking the activities in the question above? **(CHECK ONE)**

- To provide wood for my own use
- To provide wood for sale to others
- Wildlife management
- Woodland recreation for my own use

- Commercial woodland recreation
- Other (Specify below)

18. Would you like to see some of your woodland cleared for some other use?
(CHECK ONE)

Yes, How many acres? acres No, SKIP TO NUMBER 20.

19. Why would you like to see this woodland cleared?

20. Would you like to have any of your open or cleared land planted to forest trees? **(CHECK ONE)**

Yes. How many acres? acres No.

21. Are you familiar with the Woodlands Improvement Act assistance programme? **(CHECK ONE)**

Yes and I have inquired about it

Yes, but I do not require such a programme for my land

Yes, but I am not interested in it

No, but I would like to know more about it

No and I am not interested in it

22. Have you had a wildfire on your open or cleared land or in your woodland during the last 5 years? **(CHECK ONE)**

Yes, CONTINUE WITH NUMBER 23 No, SKIP TO NUMBER 24

23. Approximately how many acres of your land was burned by wildfire during the last 5 years?

Open or cleared land acres Woodland acres

24. Who has used your property in this township for outdoor recreation activities (for example: hunting, camping, snowmobiling, etc.) during the last 12 months? (**CHECK AS MANY AS APPLY**)

<input type="checkbox"/> Members of my family	<input type="checkbox"/> Others (Specify below)
<input type="checkbox"/> Friends	
<input type="checkbox"/> General public with your permission	
<input type="checkbox"/> General public without your permission	
<input type="checkbox"/> Organized groups or clubs	<input type="checkbox"/> No one to my knowledge (SKIP TO NUMBER 27)

25. What types of recreation activities took place on your property during the last 12 months? (**CHECK AS MANY AS APPLY**)

<input type="checkbox"/> Hiking and walking	<input type="checkbox"/> Boating
<input type="checkbox"/> Picnicking	<input type="checkbox"/> Skating
<input type="checkbox"/> Camping	<input type="checkbox"/> Sledding or tobogganing
<input type="checkbox"/> Nature Study	<input type="checkbox"/> Skiing
<input type="checkbox"/> Berry Picking	<input type="checkbox"/> Snowmobiling
<input type="checkbox"/> Hunting	<input type="checkbox"/> Other (Specify below)
<input type="checkbox"/> Target shooting or archery	
<input type="checkbox"/> Trapping	
<input type="checkbox"/> Horseback riding	
<input type="checkbox"/> Fishing	
<input type="checkbox"/> Swimming	

26. During the last 12 months, for how many days was your land used for recreation activities? (**CHECK ONE**)

<input type="checkbox"/> 1-14 days	<input type="checkbox"/> Some use, but I cannot estimate the number of days
<input type="checkbox"/> 15-70 days	
<input type="checkbox"/> More than 70 days	

IF YOU LIVE IN THE TOWNSHIP SHOWN IN THE INSTRUCTIONS, SKIP TO NUMBER 30.

27. How far do you live from your property in the township shown in the instructions? (**CHECK ONE**)

<input type="checkbox"/> Within 25 miles of my property	<input type="checkbox"/> 101-200 miles
<input type="checkbox"/> 26-50 miles	<input type="checkbox"/> 201-400 miles
<input type="checkbox"/> 51-100 miles	<input type="checkbox"/> More than 400 miles

28. What type of over-night accommodation do you have or use on your property? (**CHECK ONE**)

<input type="checkbox"/> No over-night accommodation	<input type="checkbox"/> House or winterized cottage
<input type="checkbox"/> Tent	<input type="checkbox"/> Other (Specify below)
<input type="checkbox"/> Mobile camper/trailer	
<input type="checkbox"/> Hunting or fishing camp	
<input type="checkbox"/> Summer house, cottage or cabin	

29. How many days have you spent on your land during the last 12 months? (**CHECK ONE**)

<input type="checkbox"/> Not one	<input type="checkbox"/> 15-30 days
<input type="checkbox"/> Less than 7 days	<input type="checkbox"/> 31-60 days
<input type="checkbox"/> 7-14 days	<input type="checkbox"/> 61 days or more

30. What do you think you will eventually do with your land? (**CHECK ONE**)

Sell it Other (Specify below)
 Leave it to my children or relatives
 Keep it within the company or organization
 I have no specific plan

31. During which time period were you born? (**CHECK ONE**)

1903 or earlier 1924-1928
 1904-1908 1929-1933
 1909-1913 1934-1938
 1914-1918 1939 and later
 1919-1923

32. Where did you spend the greater part of your life until the age of twenty? (**CHECK ONE**)

On a farm or in a rural area In a large city (population over 50,000)
 In a small town (population under 10,000)
 In a small city (population 10,000-50,000)

33. How much schooling have you had? (**CHECK ONE**)

Eight years of public school or less Other (Specify below)

Some high school or trade school

Some college or university

Graduation from college or further education

34. What is your **major** occupational undertaking? (**CHECK ONE**)

Farmer Professional (teacher, engineer, lawyer)
 Labourer — wage earner Housewife or housekeeper
 Clerical — office worker Retired
 Skilled tradesman (for example: welder, plumber, electrician) Other (Specify below)
 Business or commercial (for example: salesman, store keeper, wholesaler)

ONCE AGAIN OUR THANKS
FOR YOUR TIME AND CO-OPERATION

APPENDIX 'B'

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